

3 South Maundin, Hughenden Valley, Buckinghamshire, HP14 4LZ

A deceptively large four double bedroom family home, situated in a popular village location close to excellent local amenities and schools.

Entrance hall | Sitting room | Dining room | Conservatory | Kitchen | Utility room | Cloakroom | Four DOUBLE bedrooms | Family bathroom | Driveway Parking plus garage

This deceptively large home is situated in a quiet cul-de-sac location within this extremely sought after Chiltern village and offers living accommodation of approaching 1800 sq. ft. / 165 sqm.

The sitting room, with an open fireplace, is at the front of the property and leads into the good-sized dining room and the conservatory beyond.

The kitchen is fitted with a range of white traditional style base and wall units with integrated hob, extractor, double oven and fridge. The utility room is fitted with a sink, wall and base units and has space for a fridge/freezer, washing machine and tumble dryer.

Off the generous galleried landing there are four double bedrooms with fitted wardrobes in the principle bedroom. The family bathroom comprises of a white suite with a power shower over the bath and additional storage in the airing cupboard.

There is ample room to convert the existing loft (subject to obtaining the required permissions).

Outside, there is a large patio area with the remaining garden laid mainly to lawn with mature shrubs. A covered walkway provides access to the front of the property where there is driveway parking and a garage.

Price £675,000 *Freehold*



AMENITIES

This highly regarded village is nestled in the Chiltern Hills, surrounded by wonderful countryside with its famed Beech woodland. The village provides good local amenities, including a pre-school and an excellent primary school. Other facilities include a classic Chiltern brick and flint public house (The Harrow), a well stocked community shop, a regular bus service, a builders' merchant, an active village hall and adjoining playing fields, plus a doctors' surgery. For a more comprehensive range of facilities, including a new shopping complex and a theatre, the town of High Wycombe lies approximately 3 miles away, where the commuter can join the M40 motorway (junction 4) and then the M25 network, or the Chiltern railway to London (Marylebone). The property also lies approximately 1½ miles from the historic Hughenden Manor, the former residence of Benjamin Disraeli, which is owned and run by The National Trust.

DIRECTIONS

From our Naphill office follow Main Road towards Hughenden Valley. At the bottom of Coombe Hill, turn left into Valley Road and after about 0.4 mile turn right into Friars Gardens, then first left into South Maundin. No. 3 is on the right as indicated by our Wye Partnership sales board.

Additional Information

Council Tax band F / EPC band C

School Catchment

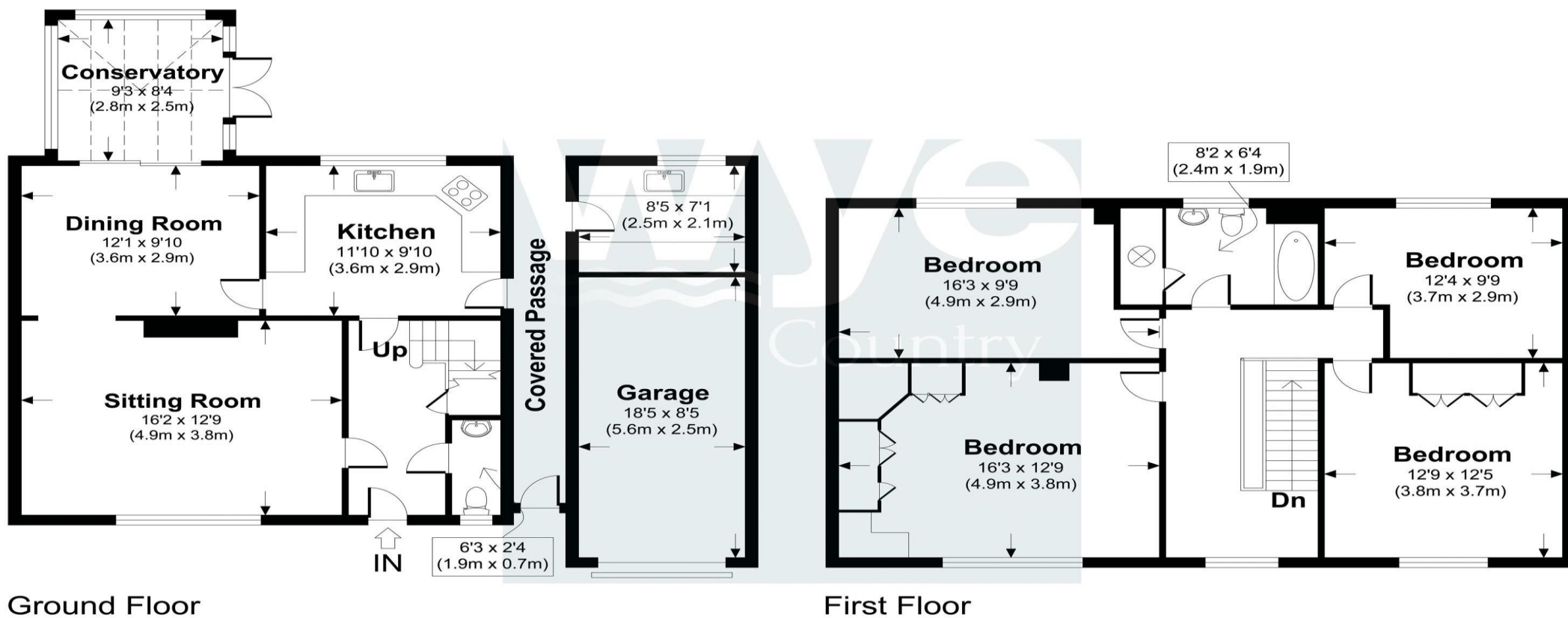
Hughenden Primary School. Boys' Grammar; The Royal Grammar School; John Hampden Girls' Grammar; Wycombe High School Upper/All Ability; Holmer Green Senior School or Sir William Ramsey School. (We advise checking with the individual school for accuracy and availability)

MORTGAGE

Contact your local Wye Country office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





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APPROX. GROSS INTERNAL FLOOR AREA 1776 SQ FT / 165 SQ M.

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The **wye** Partnership