



**DAREC, OLD OXFORD ROAD, PIDDINGTON**  
**PRICE: £499,950 FREEHOLD**

**am** ANDREW  
MILSOM

**DAREC  
OLD OXFORD ROAD  
PIDDINGTON  
BUCKS HP14 3BE**

**PRICE: £499,950 FREEHOLD**

A three bedroom semi detached home situated in a village setting and offering accommodation that has been extensively refurbished by the current owners to a very high standard.

**LANDSCAPED REAR GARDEN:  
THREE BEDROOMS:  
REFITTED SHOWER ROOM &  
CLOAKROOM: LIVING/DINING ROOM:  
UPGRADED KITCHEN/BREAKFAST ROOM:  
UTILITY ROOM: OIL CENTRAL HEATING:  
DOUBLE GLAZING: GARDEN STUDIO:  
GARDEN ROOM WITH PIZZA OVEN:  
PARKING FOR SEVERAL CARS:  
DOUBLE LENGTH GARAGE.**

**TO BE SOLD:** this well presented and surprisingly spacious three bedroom semi-detached home is situated in the popular village of Piddington with views to the front over open countryside and woodland. The property has been well maintained and modernised by the current owners and offers such benefits as two driveways offering off street parking, two double bedrooms, one further single bedroom, a refitted shower room, open plan kitchen/breakfast room with upgarded appliances and granite working surfaces and a spacious living/dining room with fireplace. Recent additions include a superb garden room for outside entertaining and a garden studio ideal as an office. The village of Piddington is located in a delightful semi-rural location on the outskirts of West Wycombe and just four miles from Stokenchurch. There is excellent access to the M40 motorway, walks within Chiltern countryside and to amenities in High Wycombe itself. The accommodation comprises:

Double glazed front door to:

**ENTRANCE PORCH** fully double glazed surround and tiled flooring with underfloor heating. Double glazed front door to

**HALLWAY** with stairs to First Floor with storage under, coved ceilings and radiator.

**CLOAKROOM** refitted cloakroom with w.c., vanity unit with sink over, radiator and solid wood flooring.



**LIVING/DINING ROOM:** 21'7 x 10' (6.59 x 3.06m) double glazed window to front, radiator, television aerial point, multi-fuel burning stove with tiled surround, coved ceilings.



**KITCHEN/BREAKFAST ROOM:** 16'5 x 8'1 (5'1 x 2.46m) fitted with a range of wall and base units, granite working surfaces, Miele five ring gas hob and electric oven with Siemens cooker hood over, space and plumbing for dishwasher, wine fridge, butlers sink, grooved drainer, double glazed window to rear, glass roof light, tiled floor, double glazed doors opening to garden room, radiator.

**UTILITY ROOM:** 7'9 x 5'3 (2.37 x 1.59m) space and plumbing for washing machine and tumble dryer, space for fridge freezer, floor mounted oil central combination boiler, tiled floor.

**FIRST FLOOR LANDING** double glazed window to side, coved ceilings and access into loft space.



**BEDROOM ONE:** 11'67x 10'2 (3.52 x 3.11m) double glazed window to front, coved ceiling and radiator.

**BEDROOM THREE:** 8'1 x 6'7 (2.47 x 2.01m) double glazed window to front, radiator and fitted storage cupboard.

**BEDROOM TWO:** 10'2 x 9'11 (3.11 x 3.02m) double glazed window to rear, radiator and coved ceiling. Versace wallpaper.



**SHOWER ROOM** refitted with Merlyn shower cubicle with dual shower head, vanity unit with sink over and storage under, low lying w.c., heated towel rail, tiled floor and walls, double glazed frosted window to rear, shaver point



**OUTSIDE**

**TO THE FRONT** is a tarmac driveway providing off street parking for several cars, landscaped with steps to front door and newly laid pathway, gated side access to the rear garden. **THE REAR GARDEN** is mainly laid to lawn with borders and beds and newly laid flagstone patio and pathway to rear of property, storage shed and access to the garage.



**GARDEN ROOM:** accessed from the kitchen and an ideal space for entertaining. Polycarbonate reeded roof, tiled floor, light, power, speakers, wide base unit with working surface, cupboard, fridge and Clementi pizza oven, wood clad wall, sitting area and garden outlook.



**DETACHED STUDIO;** ideal as a home office with light, power, air conditioning unit.

**GARAGE** accessed via separate driveway, double length with power, light and up and over door.

**VIEWING:** please arrange to view with our **Marlow office** [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.



**DIRECTIONS;** Use **HP14 3BE** and Darec will be on the corner of King Street opposite the Bus Stop.

**M44851024 EPC & COUNCIL TAX BAND: D**

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Gross Internal Area  
 Ground Floor = 49.0 sq m / 527 sq ft  
 (Excluding Garden Room)  
 First Floor = 33.2 sq m / 357 sq ft  
 Garage / Studio = 29.1 sq m / 313 sq ft  
 Total = 111.3 sq m / 1,197 sq ft

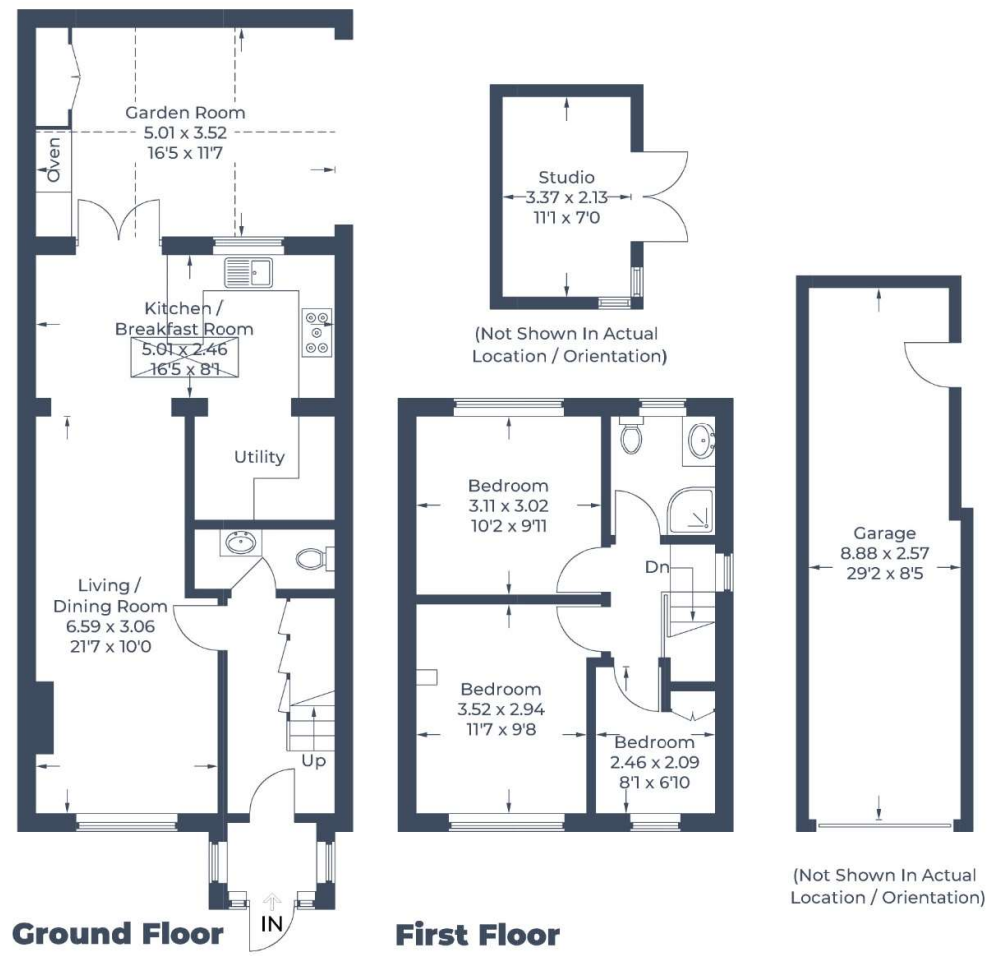


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 measurements are approximate, not to scale.  
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