



Coningsby Road, High Wycombe, Buckinghamshire, HP13 5NY

A well-presented family home occupying large gardens, enjoying delightful views close to both the town centre and 'Hughenden Park'.

| Entrance Vestibule | Living Room | Family/Dining Room | Study/Bedroom 6 | Conservatory | Kitchen | Master Bedroom With En-Suite Shower Room And Dressing Room | Four Further Bedrooms | Family Bathroom | Gas Heating | Double Glazing | Large Gardens With Summerhouse/Games Room | Walking Distance Of Town Centre And Hughenden Park |

A deceptively spacious chalet style detached family home boasting over 2200 square feet of accommodation. The property has been well cared for by the current owners and enjoys the benefit of sizeable gardens affording delightful views towards Hughenden Park and National Trust land. The ground floor has mainly wood flooring, there is a spacious entrance hall, a large living room with wood burning stove, Family Room/Dining Room, delightful conservatory, well equipped kitchen with breakfast bar peninsular, three bedrooms and shower room. On the first-floor landing, master bedroom with sliding patio doors to balcony, dressing room and en-suite bathroom (with shower), further bedroom and study. To the outside the property occupies a large overall plot. It is distant to the road with lawn and driveway that provides ample off-road parking. Gated side access leads to the rear garden which has a large patio with raised flower beds extending to the remainder of the garden which is mainly laid to lawn with a large summerhouse/games room.

Price... £795,000

Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

LOCATION

The property is situated on the fringe of the town centre in a popular residential location. The town is easily accessible on foot and offers a huge selection of shopping facilities, bars, restaurants, cinema and bowling alley as well as providing 25-minute trains into London Marylebone as well as direct links to Oxford and Birmingham. The M40 motorway can be accessed at Junction 3 or 4 and provides good access to the motorway network. There are popular local schools nearby as is Hughenden Park and the National Trust owned Hughenden Manor.

DIRECTIONS

From our office in Crendon Street, ascend the hill continuing over the railway bridge into Amersham Hill and then take the first turning left into Priory Road. Take the second turning right into Benjamin Road and on reaching the mini roundabout turn right into Hampden Road. At the end of the road turn left onto Hamilton Road and then take the next turning right into Coningsby Road where number 46 can be found on the right shortly after the turning for Lawsons Rise.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

D

MORTGAGE

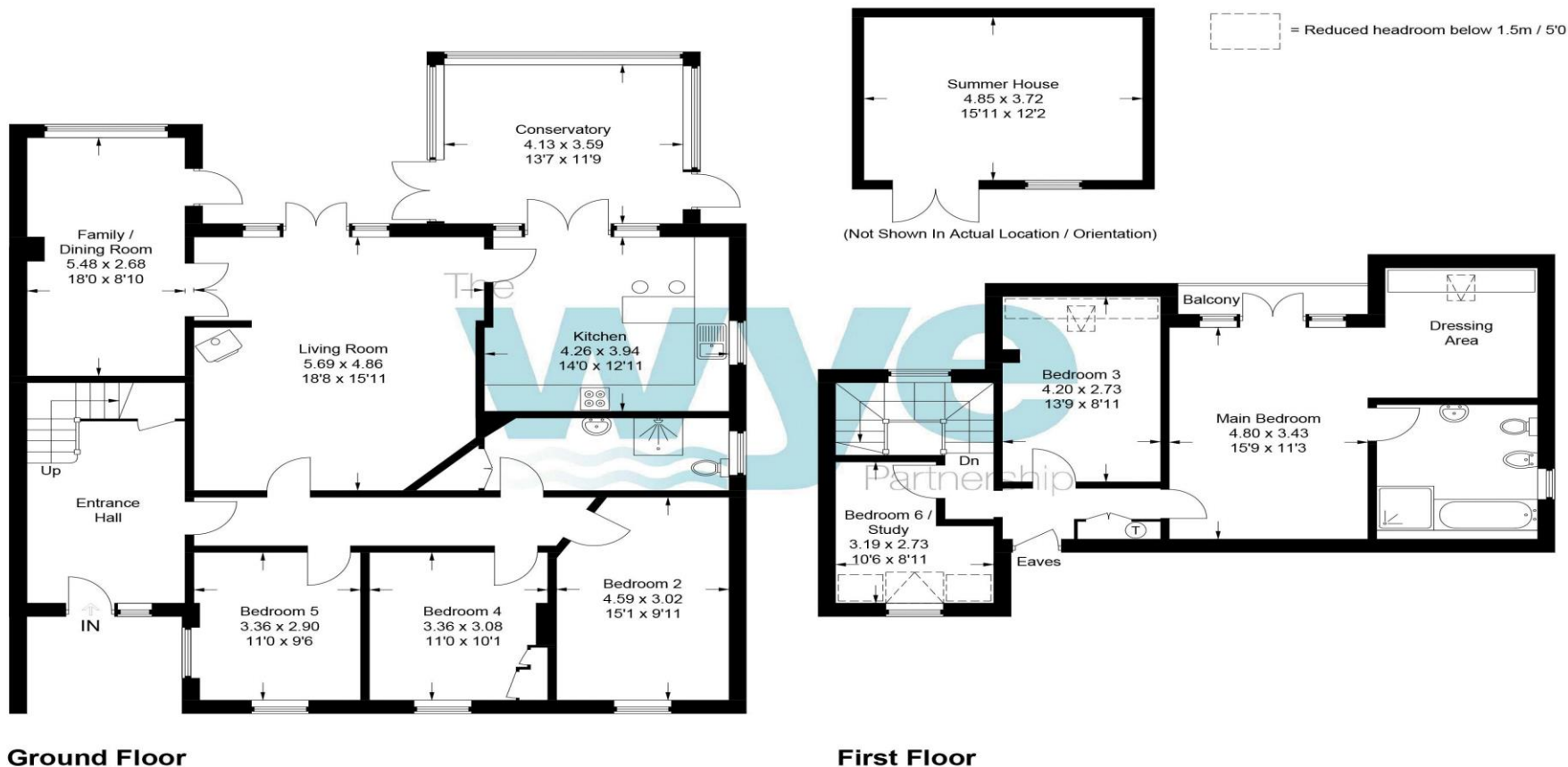
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



46 Coningsby Road

Approximate Gross Internal Area
Ground Floor = 144.8 sq m / 1559 sq ft
First Floor = 64.7 sq m / 696 sq ft
Summer House = 17.9 sq m / 193 sq ft
Total = 227.4 sq m / 2,448 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership