



Amersham Hill, High Wycombe, Buckinghamshire, HP13 6NZ

*A most individual detached home set within a small, gated development in a quiet setting within the heart of the town centre.*

| Impressive Detached Home Within Small Gated Development | Cloakroom | Spacious Living/Dining Room | Kitchen/Breakfast Room | Utility | Master Bedroom With En-Suite Shower Room | Two Further Bedrooms | Family Bathroom | Gas Central Heating | Double Glazing | Two Parking Spaces With Electric Sockets On Both | Landscaped Rear Gardens With Office/Studio |

A delightful detached split level home forming part of a small, gated development situated a stones throw of town centre amenities and train station. This unique home combines both contemporary and character features and is a must to view for those seeking something different. A gated entrance leads to a small courtyard setting with private parking. On entering an impressive open plan living room awaits with wood flooring and stove, bedroom three/study, utility and cloakroom. A staircase from the living room leads to a stunning kitchen/breakfast room with integrated appliances, vaulted ceiling and a floor to ceiling window overlooking the rear garden. To the first floor there are two further bedrooms, both have fitted wardrobes with an en-suite wet room to the master bedroom and family bathroom. To the outside there is a covered veranda at the front with seating area overlooking a water feature. The rear garden has been landscaped with patios and lawn with a 4 x 3-meter garden room giving versatility of use and a garden shed beyond.

**Price... Offers in Excess of £675,000**

*Freehold*



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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## LOCATION

Situated just off Amersham Hill within a stones throw of High Wycombe station with 25 minute London Marylebone trains as well as direct links to Oxford & Birmingham. The town centre offers comprehensive shopping and amenities including frequent Heathrow buses. The 50-acre Rye Park is within walking distance and the 60-acre Hughenden Park is less than a mile away. Junction 4 of the M40 is a five-minute drive.



## DIRECTIONS

From our office in Crendon Street, ascend the hill, pass over the railway bridge and start heading up Amersham Hill. The property can be found on the right-hand side just after the turning for Totteridge Road and The Old Registry building via a gated entrance. On entering the courtyard bear left where The Coach House will be found in front on the rear on the right.



## ADDITIONAL INFORMATION

We are advised that there is an Estate Charge of £75.00 per month.

## COUNCIL TAX

Band G

## EPC RATING

C

## MORTGAGE

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

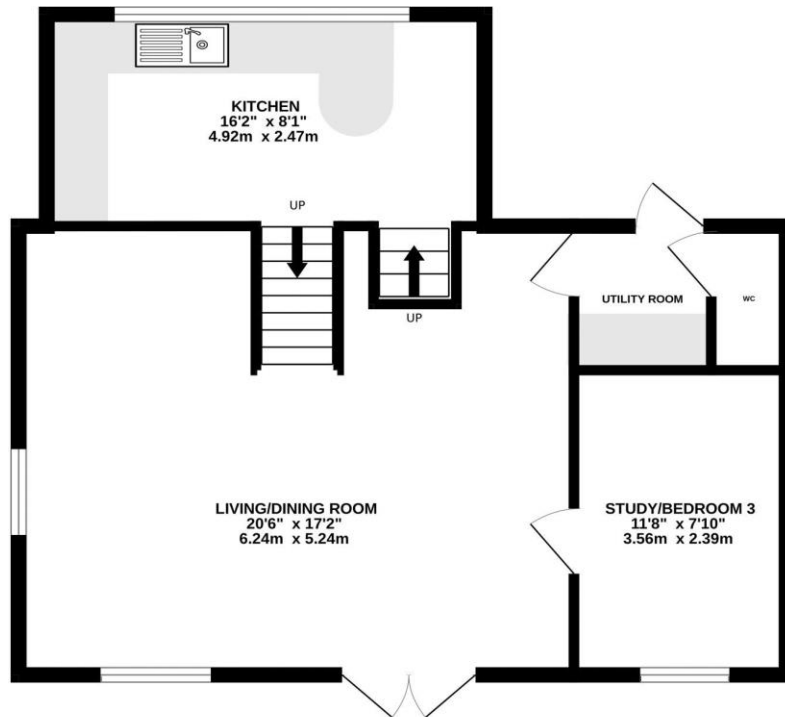


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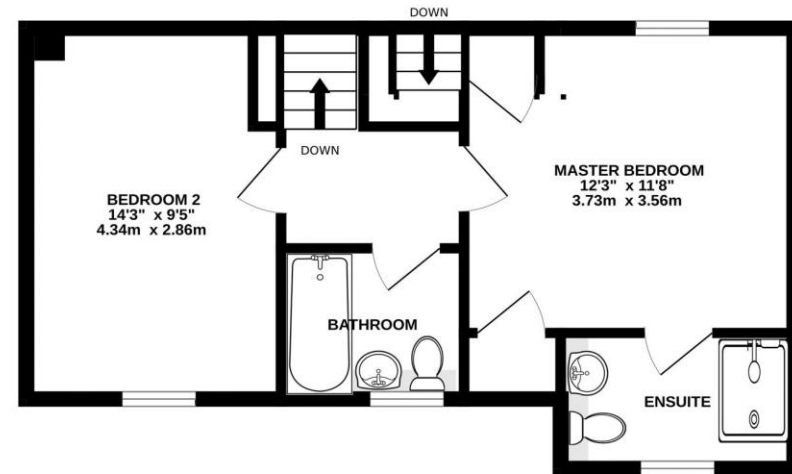
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The **wye** Partnership