



Green Road, High Wycombe, Buckinghamshire, HP13 5AZ




*A stunning extended detached family home with large level gardens within level walking distance of desirable schooling and surrounding countryside.*

| Substantial Detached Family Home | Entrance Hall | Living Room | Open Plan Kitchen/Dining/Family Room | Utility Room | Study/Bedroom Five With En-Suite Shower Room | Landing | Four First Floor Bedrooms | Family Bathroom + En-Suite Shower Room To Master Bedroom | Gas C/H | Double Glazing | Driveway Parking | Large Level Gardens With Garden Room | Close To Popular Schooling Including The Royal Grammar School For Boys | Viewing Strongly Recommended |

A skillfully extended detached family home offered for sale in excellent decorative order. The property offers flexible accommodation, comprising; hallway, living room, study/bedroom five with an en-suite shower room. An enormous open plan kitchen/dining/family room that has an abundance of fitted units with a breakfast area, bi-folding patio doors opening to the rear garden and door to the utility room. To the first floor there are four good size bedrooms with an en-suite shower room to the master bedroom and a family bathroom. To the outside hardstanding provides off-road parking to the front with a large level rear garden, a full width patio, and a sizeable garden room/cabin at the rear. Situated in a popular location to the north side of town within reach of local amenities and a stones throw of 'The Royal Grammar School' for boys.

**Price... £865,000**

*Freehold*

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	77	87		
A				
(81-91)				
B				
(69-80)				
C	77	87		
(55-68)				
D				
(39-54)				
E				
(21-38)	77	87		
F				
(1-20)	77	87		
G				
Not energy efficient - higher running costs				
England & Wales				
EU Directive 2002/91/EC				
				





## LOCATION

Situated just a mile and a half from the train station and within walking distance of the highly regarded Royal Grammar School. There are localised shops close by at Terriers, which cater for most day-to-day needs and the town centre, which is easily accessible and provides a whole range of shopping and leisure facilities as well as transport links with mainline rail links to London, Oxford and Birmingham. There are open fields and woodland close by for countryside walks.

## DIRECTIONS

From our office in Crendon Street, ascend the hill into Amersham Hill continuing into Amersham Road. Continue until reaching the traffic lights at the Junction of Hamilton Road, turn left and then take the first turning right into Ridgeway. The road becomes Green Road proceed over the mini roundabout where the property will be found on the left-hand side identified by a Wye residential for sale board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

C

### MORTGAGE

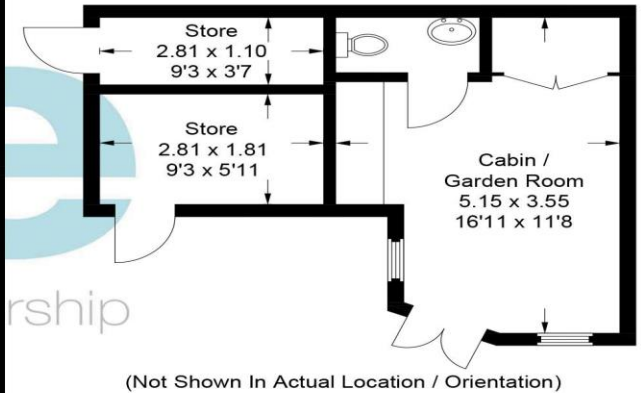
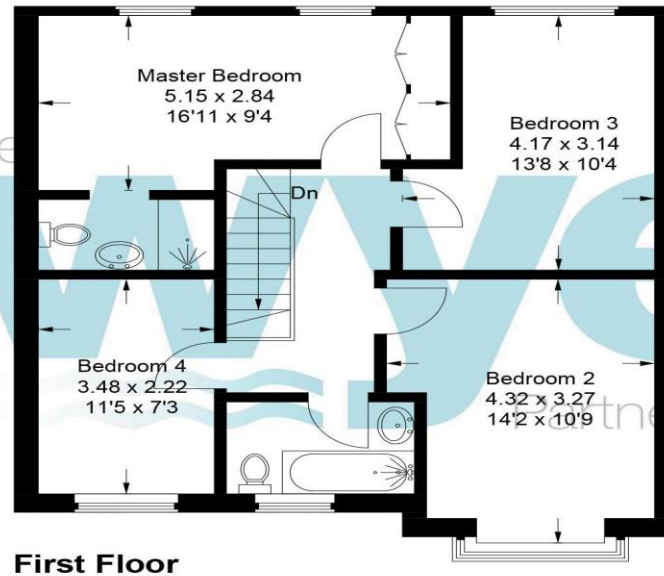
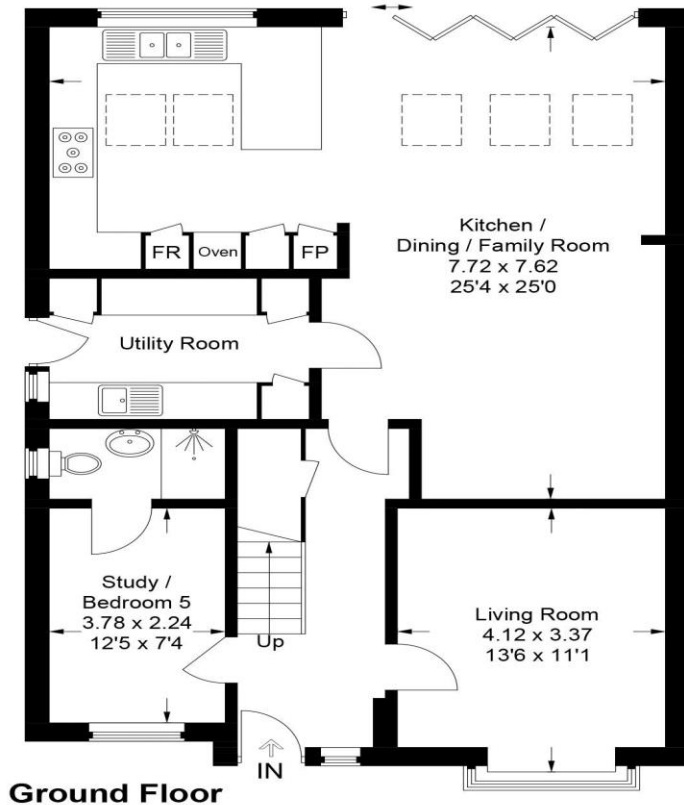
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*



## 69 Green Road

Approximate Gross Internal Area  
 Ground Floor = 91.0 sq m / 979 sq ft  
 First Floor = 61.8 sq m / 665 sq ft  
 Outbuilding = 24.3 sq m / 261 sq ft  
 Total = 177.1 sq m / 1,905 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