



1 Amersham Hill Gardens, High Wycombe, HP13 6QP
£575,000

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High Wycombe, High Wycombe

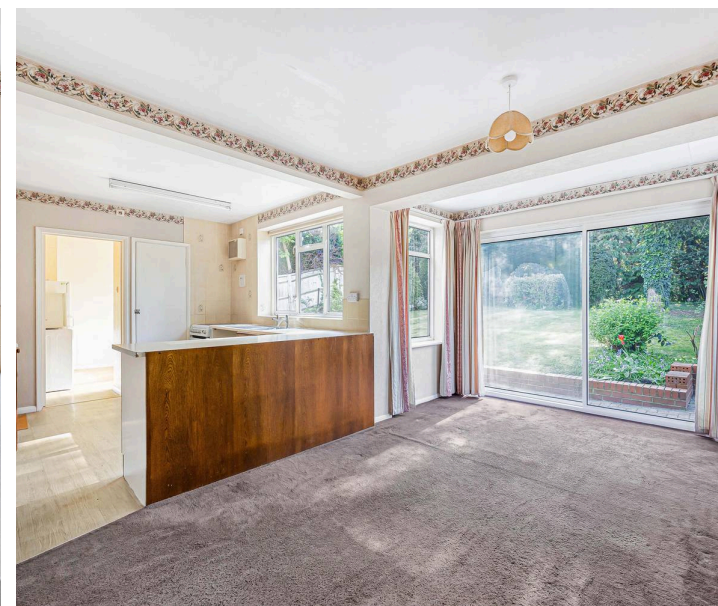
- 3 Double Bedrooms, One Ground Floor. Garage and 2/3 Car Standing. Gardens
- Corner Plot In One of High Wycombe's Finest Roads
- 16' Sitting Room, 15'4 Kitchen-Diner, Utility, Ground and First Floor Bathrooms
- Close to Town and Station. Gas Radiators and Sealed Unit Double Glazing
- An Individual Detached Chalet Style Home - Large Rooms and Excellent Views

Situated approximately half a mile from the train station offering fast trains to London, Birmingham and Oxford. The town centre is within walking distance and offers a vast selection of shopping, hospitality & entertainment, fitness and travel facilities including a wide choice of supermarkets, all within easy reach. The property is located in a highly regarded location with the Royal Grammar School and Godstowe School right on the doorstep, just off of Amersham Hill in a sought-after road.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E



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This three bedroom detached chalet bungalow is situated on a sought-after corner plot in one of High Wycombe's finest roads, offering spacious and versatile accommodation throughout which does require some general updating. The property features three generously sized double bedrooms, including one conveniently located on the ground floor, a large sitting room provides a welcoming living space while the kitchen/diner is well-appointed and is complemented by a separate utility room as well as ground and first floor bathrooms, enhancing practicality for modern living. The property has gas radiator heating and sealed unit double glazed windows. To the outside there is a garage and off-road parking for two to three cars and a good size corner plot garden. Being in a slightly elevated position the property enjoys views from a number of rooms. The location is within easy reach of High Wycombe town centre and the mainline station (ideal for commuters), as well as local amenities and highly regarded schools. This property presents an outstanding opportunity for buyers seeking versatility and convenience in a prime residential setting. No onward chain.

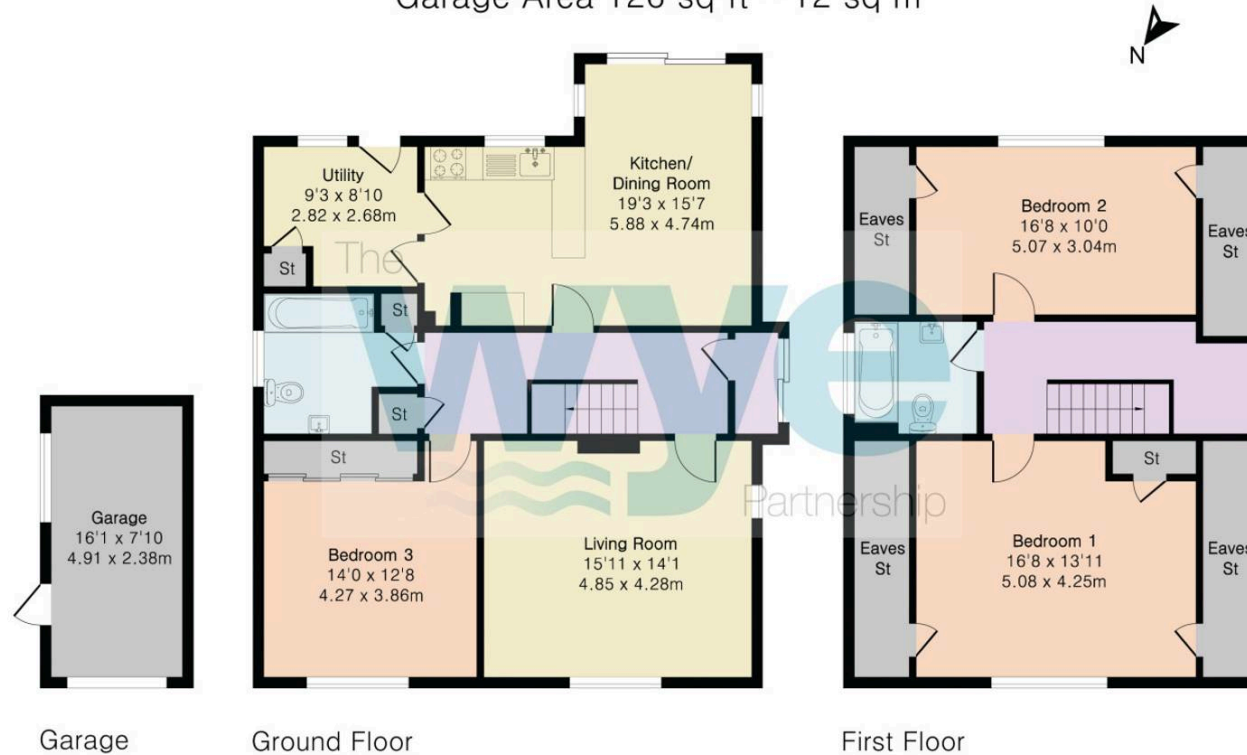


**Approximate Gross Internal Area 1497 sq ft - 139 sq m
(Excluding Garage)**

Ground Floor Area 973 sq ft – 90 sq m

First Floor Area 524 sq ft – 49 sq m

Garage Area 126 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership High Wycombe

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