

Estate Agents Hurst

22 Amersham Hill Gardens, High Wycombe, Buckinghamshire, HP13 6QR

£895,000



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A rare opportunity to purchase a spacious and heavily improved upon, four bedroom, detached family home, that sits on a large, wedge shaped plot that still offers scope for significant and further expansion subject to obtaining the relevant planning permission. The property is located in the corner of this quiet and popular cul-de-sac that is just a few minutes of the Godstowe & The Royal Grammar School, High Wycombe town centre and Railway Station is also within walking distance and offers a direct line service into London Marylebone, making it an ideal home for families and those looking to commute. The accommodation includes; a bright and welcoming reception hall with parquet flooring that follows through to a spacious, double aspect lounge with brick feature fireplace, housing a newly fitted log burner, dining room with patio doors opening to rear garden, providing stunning views across the valley, fitted kitchen, utility room and a guest cloakroom make up the remainder of the ground floor accommodation. To the first floor there is a new principal bedroom that now comes with double doors opening inwards to a Juliet balcony which is West facing and provides amazing sunsets and views across to Hughenden National Trust Parkland, as well as providing a dressing room and four piece modern fitted bathroom, there are three further bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, double garage with door to side access that could be converted subject to applying for the relevant building regs, driveway parking, large, wedged garden that is very secluded and has huge potential to landscape or add outbuilding for home office etc. Properties in this location, on a plot this big and offering so much scope to extend and develop, are genuinely rare, so an early and internal viewing are highly recommended.



FOUR BEDROOM DETACHED FAMILY HOME

EXCELLENT ACCESS TO LOCAL SCHOOLS

HUGE POTENTIAL FOR EXPANSION (STPP)

PRINCIPAL BEDROOM WITH DRESSING ROOM & EN-SUITE

STUNNING VIEWS ACROSS THE VALLEY

LARGE WEDGE SHAPED PLOT

UTILITY ROOM & GUEST CLOAKROOM

WALKING DISTANCE OF TRAIN STATION

QUIET CUL-DE-SAC LOCATION

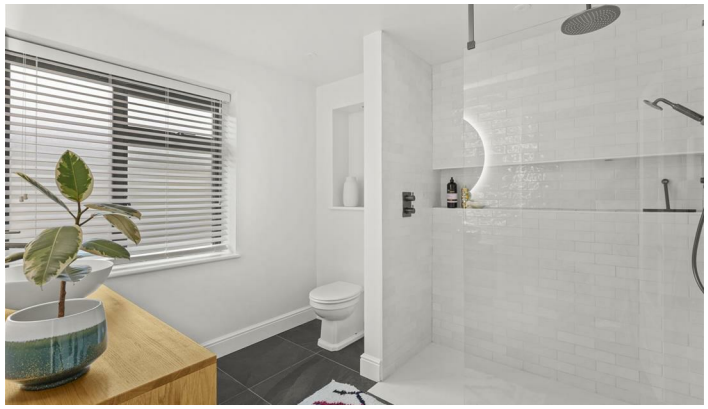
INTERNAL VIEWINGS AVAILABLE



























Amersham Hill Gardens

Approximate Gross Internal Area
Ground Floor = 722 sq ft / 67.1 sq m
First Floor = 1002 sq ft / 93.1 sq m
Garage = 250 sq ft / 23.2 sq m
Total = 1974 sq ft / 183.4 sq m



Floor Plan produced for Hursts by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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