



18 West Drive, High Wycombe - HP13 6JT

Guide Price £750,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain
- Set in a quiet road yet walking distance to High Wycombe town centre, railway station & the Royal Grammar school, Wycombe Abbey & Wycombe High

The property is a short walk to local woods and Totteridge Common. Tesco Express amongst other local shops, a chemist/pharmacy and a Doctors Surgery are within walking distance. High Wycombe station provides a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. The town provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. For families there are a number of highly regarded schools available in the area, notably the Royal Grammar school (boys) in High Wycombe, also John Hampden (boys) and Wycombe High School (girls) and Wycombe Abbey (girls) approx 2.5 miles. The M40 can be joined at junction 4 High Wycombe (or junction 3 going eastbound into London) with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development to include a state of the art leisure centre, full size Waitrose, day nursery and Hampton by Hilton hotel.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



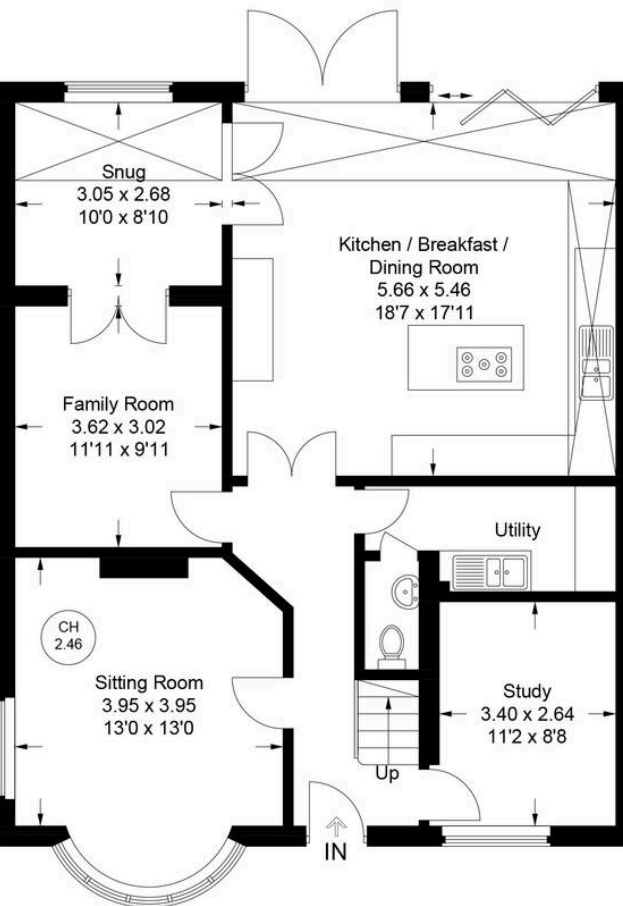
This immaculately presented 4 bedroom detached house boasts a skilful extension and meticulous updates throughout.

Located on a peaceful road within walking distance to High Wycombe town centre, the railway station, the renowned Royal Grammar School, Wycombe Abbey & Wycombe High, this residence offers both tranquillity and convenience in equal measure. Enjoying stunning views to the front and a professionally landscaped rear garden, this home provides a serene and picturesque setting for every-day living.

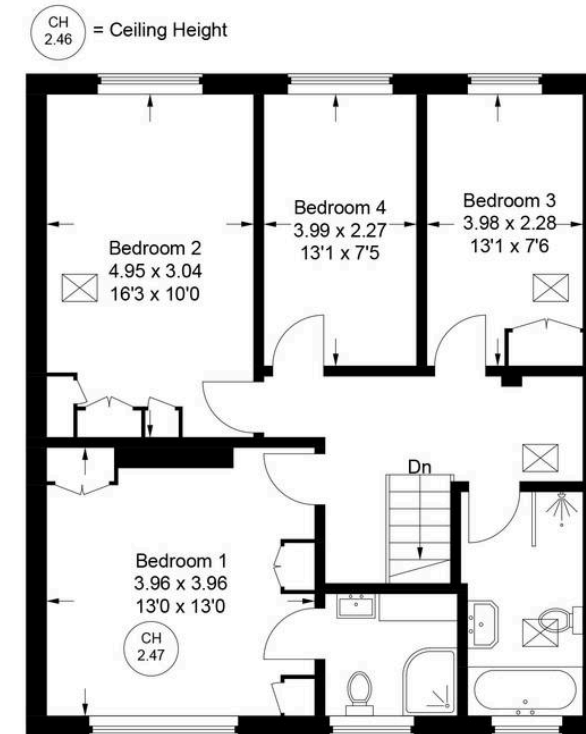
Upon entering, a welcoming hallway leads to a study, utility room, and downstairs cloakroom. The bay-fronted sitting room features a wood burning stove, whilst the heart of the home lies in the luxurious kitchen/breakfast dining room, highlighted by a vaulted glass ceiling and patio doors that lead out to the garden, complemented by a cosy snug and a versatile family room.

The principal bedroom is a retreat of elegance, complete with handcrafted fitted cupboards, drawers, and an ensuite shower room. Three additional double bedrooms, two of which also feature bespoke fitted storage solutions, are served by a well-appointed family bathroom with a double shower and separate bath. Noteworthy enhancements include a fully boarded loft housing a pressurised water tank and boiler, ensuring efficiency and functionality throughout the home. Outside, the meticulously maintained garden with lighting offers mature shrubs, a cedar wood sun deck with lighting and pergola with electric point, a patio area for outdoor enjoyment, and a garden shed with power and light. Driveway parking is provided.





Ground Floor



First Floor

18 West Drive, HP13 6JT

Approximate Gross Internal Area
Ground Floor = 96.7 sq m / 1041 sq ft
First Floor = 72.3 sq m / 778 sq ft
Total = 169.0 sq m / 1819 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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.



Tim Russ and Company

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