



5 Victoria Gardens, High Wycombe - HP11 1SY
£850,000

 **TIM RUSS**
& Company



- Situated in a quiet cul de sac in the most convenient location, just a stones throw from highly regarded grammar schools; Wycombe High School (for girls), John Hampden (for boys)
- Walking distance to High Wycombe town centre, Leisure Centre, Waitrose & Junction 4 of the M40 with commutable links to London and Oxford/Birmingham

High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. There is a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. For families there are a number of highly regarded schools in the area, notably the Royal Grammar school (boys) and Godstowe Prep School (co-ed). John Hampden Grammar School (boys) and Wycombe High School (girls) both within short walking distance. The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development which includes a state-of-the-art leisure centre and full-size Waitrose

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



This impressive four bedroom detached house is set in a quiet cul de sac in one of High Wycombe's most sought after and convenient locations, just a stone's throw from the highly regarded Wycombe High School (for girls) and John Hampden (for boys). The property is within easy walking distance of the town centre, the Leisure Centre, Waitrose and Junction 4 of the M40, offering excellent commutable links to London, Oxford and Birmingham. A bright and spacious entrance hall welcomes you into the home, featuring a downstairs wc and doors leading to all reception rooms. The generous sitting room, with its attractive feature fireplace, opens via double doors to the formal dining room, which in turn has French doors providing access to the garden. The beautifully fitted kitchen/breakfast room is equipped with a comprehensive range of shaker style base and eye level units, integrated appliances and an integral door to the garage and utility area. This space flows seamlessly into a light filled orangery, perfect for relaxed family living, with double doors also opening to the garden. A separate study provides an ideal space for home working or quiet reading.

Upstairs, the principal bedroom boasts fitted wardrobes and a stylish ensuite shower room, while three further double bedrooms are served by a well appointed family bathroom.

To the front, there is ample driveway parking for four vehicles, leading to a garage with a practical utility area at the rear and side access to the garden. The level rear garden is a particularly fine feature of this home, with a patio and lawn area and a central pathway leading to a sun deck to enjoy the sun at different times of the day, all surrounded by mature flower and shrub borders, offering bursts of colour and interest throughout the seasons.





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Approximate Gross Internal Area

Ground Floor = 91.7 sq m / 987 sq ft (Including Garage / Utility)

First Floor = 74.8 sq m / 805 sq ft (Excluding Void)

Total = 166.5 sq m / 1792 sq ft

Floor Plan produced for Tim Russ & Company 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.



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