Hurst Estate Agents

15 South Maundin, Hughenden Valley, Buckinghamshire, HP14 4LZ

Offers In Excess Of £700,000

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Hurst are delighted to bring to market this extremely well presented and extended, four/five bedroom, detached family home that is situated towards the end of this very quiet cul-de-sac, in an area of outstanding natural beauty and offers versatile and spacious living accommodation throughout. Hughenden Valley provides a rural village setting with a local shop, doctors surgery and pharmacy along with excellent school catchments including the Royal Grammar School, Wycombe High School, Holmer Green Secondary School and is within walking distance of the local (highly regarded) primary school. High Wycombe town centre is also just a short journey away with good train access to London, Oxford and Aylesbury Via the Chiltern Line, with a direct service offered to London Marylebone, making this home perfect for anyone looking to commute. The accommodation includes; entrance hall, utility room, kitchen/breakfast room, dining room, huge double aspect sitting room with patio doors leading out onto the rear garden, bedroom five/snug, office, principal bedroom with en-suite, with three further bedrooms and a family bathroom. The property also benefits from; gas central heating to radiators, double glazing, double garage with one side just for Storage space, driveway parking, a rear garden that has been landscaped with established flower and shrub borders, lawn area and a patio area that is extremely secluded and provides a perfect space for entertaining. An internal viewing is highly recommended to see the superb layout and versatility of this family home.

FOUR/ FIVE BEDROOM DETACHED FAMILY HOME

HUGE VERSATILITY & SENSE OF SPACE

SITUATED IN A QUIET CUL-DE-SAC LOCATION

BACKING WOODLAND

CENTRAL VILLAGE LOCATION CLOSE TO SCHOOLS

INTERNAL VIEWING ADVISED

PRINCIPAL BEDROOM WITH EN-SUITE

UTILITY ROOM & GUEST CLOAKROOM

THREE RECEPTION ROOMS

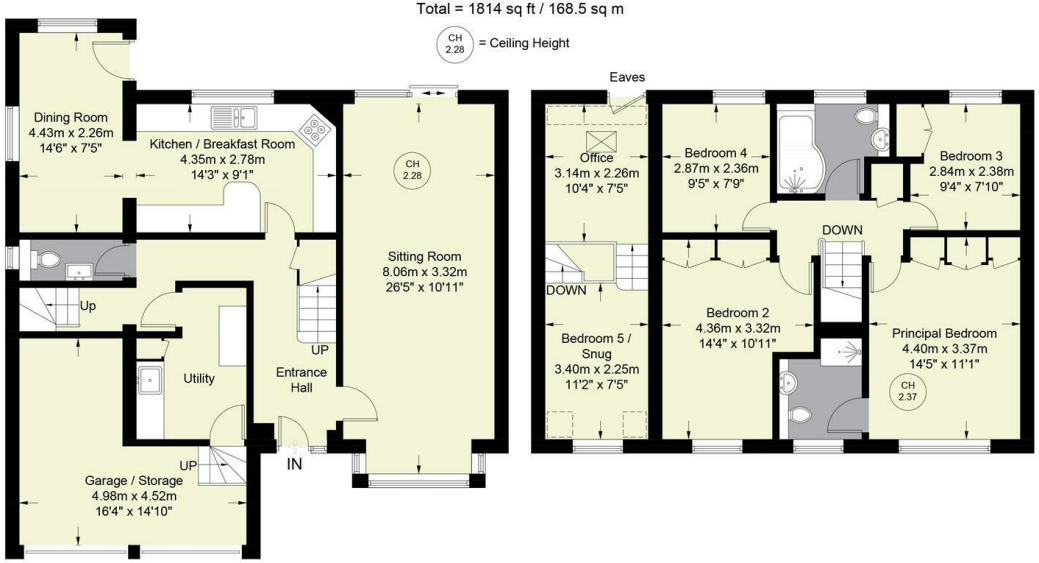
WONDERFULLY KEPT & PRESENTED

Hurst

South Maundin

Approximate Gross Internal Area
Ground Floor = 999 sq ft / 92.8 sq m (Including Garage)
First Floor = 815 sq ft / 75.7 sq m
Total = 1814 sq ft / 168.5 sq m

CH 2.28 = Ceiling Height



GROUND FLOOR FIRST FLOOR

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.

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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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