



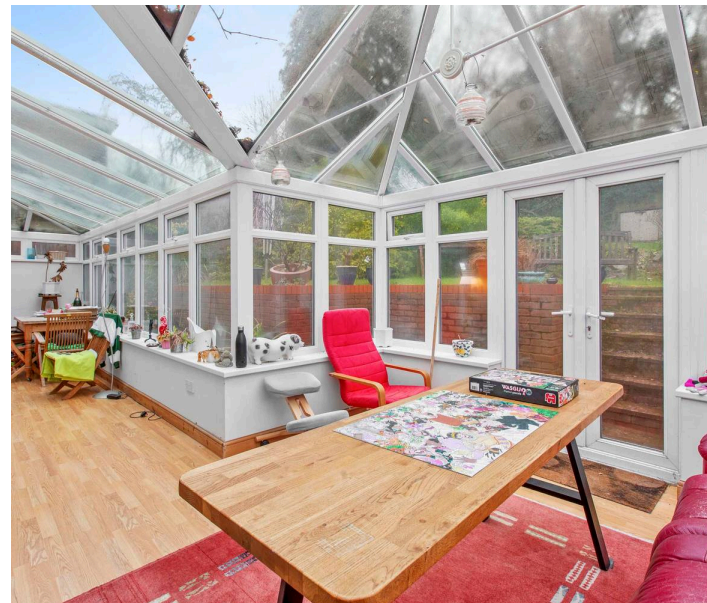
98 Green Hill, High Wycombe - HP13 5QE  
£550,000

 **TIM RUSS**  
& Company



- Open plan modern kitchen/dining area with integrated appliances
- Sitting room with feature fireplace
- Wooden flooring throughout
- Ground floor family bathroom
- Spacious conservatory/family room with garden access
- Principal bedroom suite with fitted wardrobes and ensuite bathroom
- Three further bedrooms
- Large mature rear garden with outdoor seating area
- Ample driveway parking & integral garage

The property is ideally situated a short walk to the main line station, approximately 20 minutes. It provides a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. Just around the corner from the family home, the stunning Hughenden park, perfect for countryside walks and enjoying the great outdoors. High Wycombe 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 in the area, notably the nearby Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). 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.



This deceptive four-bedroom, two-bathroom detached house offers generous split level living accommodation, thoughtfully arranged. To the front of the property you will find an expansive brick-paved driveway that provides ample off-road parking, leading to an integrated garage for further storage or vehicle use. Inside, each room features large picture windows, allowing an abundance of natural light, creating a warm and inviting atmosphere throughout. The sitting room with feature fireplace creates a harmonious transition leading you to the open plan kitchen and dining area with modern units, integrated appliances, and stylish wooden countertops - ideal for both family living and entertaining guests. The property also boasts a bright conservatory with wood flooring and French doors, offering seamless garden access and an ideal setting for relaxation or social gatherings.

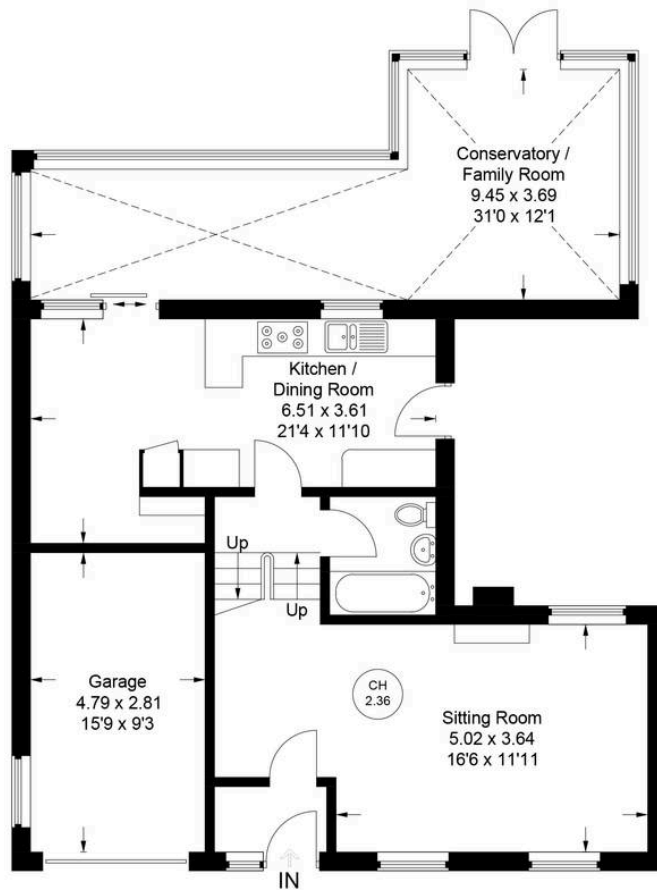
Additional highlights include a spacious principal bedroom with its own ensuite bathroom and fitted wardrobes, while other bedrooms are equally bright and airy, perfect for relaxation or home working. To the rear, a large, mature garden offers areas of lawn, established trees for privacy, and a charming outdoor seating area - ideal for alfresco dining or enjoying the peaceful surroundings.

**Council Tax band: E**

**Tenure: Freehold**

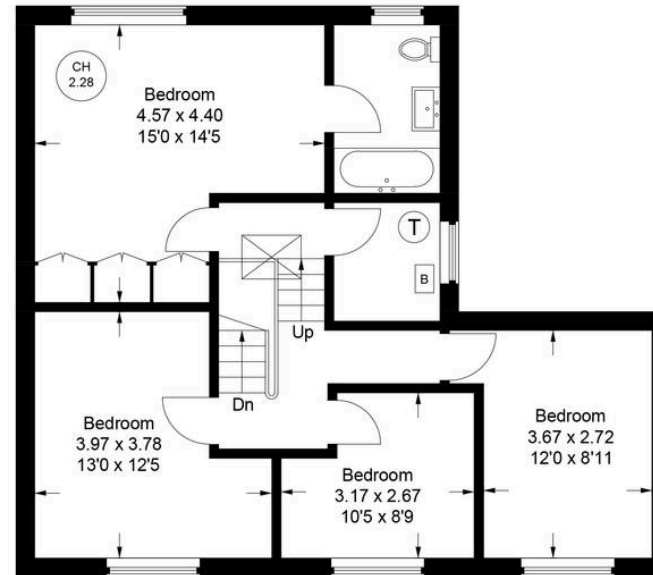
**EPC Energy Efficiency Rating: D**





**Ground Floor**

CH 2.36 = Ceiling Height



**First Floor  
Green Hill**

Approximate Gross Internal Area  
 Ground Floor = 873 sq ft / 81.1 sq m  
 First Floor = 732 sq ft / 68.0 sq m  
 Garage = 144 sq ft / 13.4 sq m  
 Total = 1749 sq ft / 162.5 sq m

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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