



82 Green Hill, High Wycombe - HP13 5QE

Offers Over £525,000

 **TIM RUSS**  
& Company





- Offered for sale with no onward chain is this light and spacious three bedroom semi detached family home offering split level accommodation
- The property is set on a good size corner plot and offers excellent scope to update and improve
- To the front there are distant views towards countryside and the mature wrap around gardens are undoubtedly a feature
- It has the advantage of an integral and detached garage plus ample driveway parking

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.

**EPC Rating: D**

**Council Tax band: E**

**Tenure: Freehold**

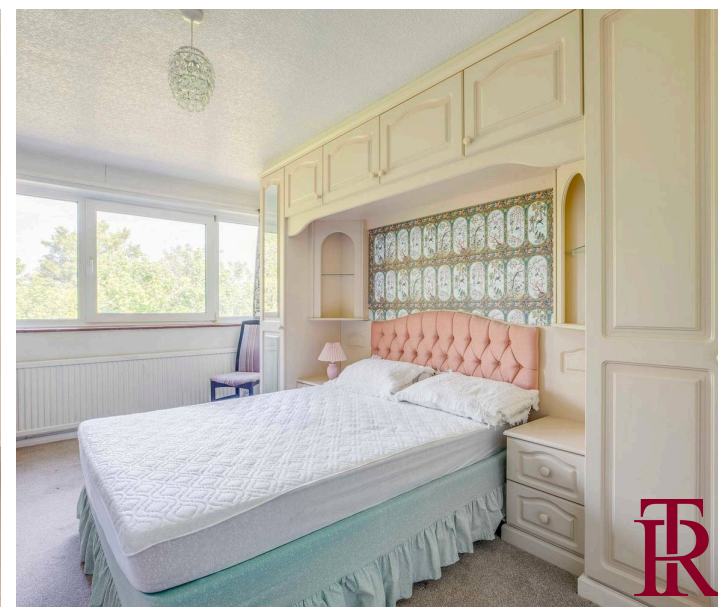




Offered for sale with no onward chain is this exceptional three-bedroom semi-detached house, perfect for families or those looking to settle down in a welcoming neighbourhood. This inviting property boasts a spacious layout with split-level accommodation, providing a unique and versatile living space for its occupants. Situated on a generous corner plot, set completely away from the road, this residence offers great potential for enhancement and personalisation, making it an exciting opportunity for prospective buyers.

Step inside to entrance vestibule leading to a bright 21ft sitting room featuring a cosy open fireplace, ideal for relaxing evenings with loved ones. The kitchen and separate dining room with sliding patio doors provide ample space for meal preparation and hosting gatherings. The main bedroom offers a tranquil retreat with fitted wardrobes, an ensuite shower room, and a convenient balcony/seating area overlooking the beautiful gardens. Additionally, a second staircase from the large sunny balcony leads down to a spacious 17ft family room with patio doors out to private seating area away from main family living area. Two additional bedrooms with fitted wardrobes ensure comfortable accommodation for the whole family.

Outside, the property boasts secluded, mature, wrap-around gardens that are sure to enchant nature lovers, providing a serene oasis for outdoor enjoyment. From the front, admire views of the distant countryside, adding a peaceful ambience to the surroundings. The property also features the convenience of both an integral and large detached garage, both with remote doors, along with ample driveway parking.







First Floor



Ground Floor

## 82 Green Hill, HP13 5QF

Approximate Gross Internal Area

Ground Floor = 70.7 sq m / 761 sq ft

First Floor = 63.5 sq m / 683 sq ft

Outbuildings = 44.1 sq m / 475 sq ft

Total = 178.3 sq m / 1919 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.



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