

wye Partnership

9 Orchard Close, Hughenden Valley

£600,000

9 Orchard Close

Hughenden Valley, High Wycombe

- Much loved three bedroom detached bungalow
- Popular cul-de-sac setting in Hughenden Valley
- Property would benefit from general updating
- Driveway, garage, front and rear gardens
- Potential to extend subject to planning consent
- No onward chain

This highly regarded village is nestled in the Chiltern Hills surrounded by wonderful countryside with its famed Beech woodland. The village provides good local amenities including a pre-school and an excellent primary school. Other facilities include a classic Chiltern brick and flint public house (The Harrow), a well stocked community shop, a regular bus service, a builders' merchant, an active village hall and adjoining playing fields, plus a Doctors' surgery. For a more comprehensive range of facilities including a new shopping complex and a theatre, the town of High Wycombe lies approximately 3 miles away, where the commuter can join the M40 motorway (junction 4) and then the M25 network, or the Chiltern railway to London (Marylebone). The property also lies approximately 1½ miles from the historic Hughenden Manor, the former residence of Benjamin Disraeli which is owned and run by The National Trust.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







9 Orchard Close

Hughenden Valley, High Wycombe

Spacious 3-bed detached bungalow in Hughenden Valley with garage, driveway, and potential to extend. Requires updating. No onward chain. Quiet cul-de-sac location.

Nestled within a sought-after cul-de-sac in the picturesque Hughenden Valley, this much loved three-bedroom detached bungalow presents a rare opportunity to acquire a home with immense potential. The property's generous proportions begin with a welcoming entrance hall leading to a spacious living room, ideal for family gatherings or quiet evenings in. A separate dining area adjoins the kitchen, which is ready for modernisation and personal touches, offering ample scope for redesign with contemporary units and work surfaces. Three well-proportioned bedrooms provide comfortable accommodation, while the family bathroom awaits updating to suit individual tastes. The principle bedroom is located to the first floor and benefits from a night cloakroom ideal for converting to an en-suite. The property benefits from a driveway and garage, ensuring convenient off-street parking and additional storage solutions. With potential to extend (subject to planning consent), this home is perfect for those seeking to tailor a property to their own requirements. Offered with no onward chain, this bungalow is an ideal choice for buyers wishing to settle in a tranquil yet well-connected location, ready to unlock the full promise of a cherished home.



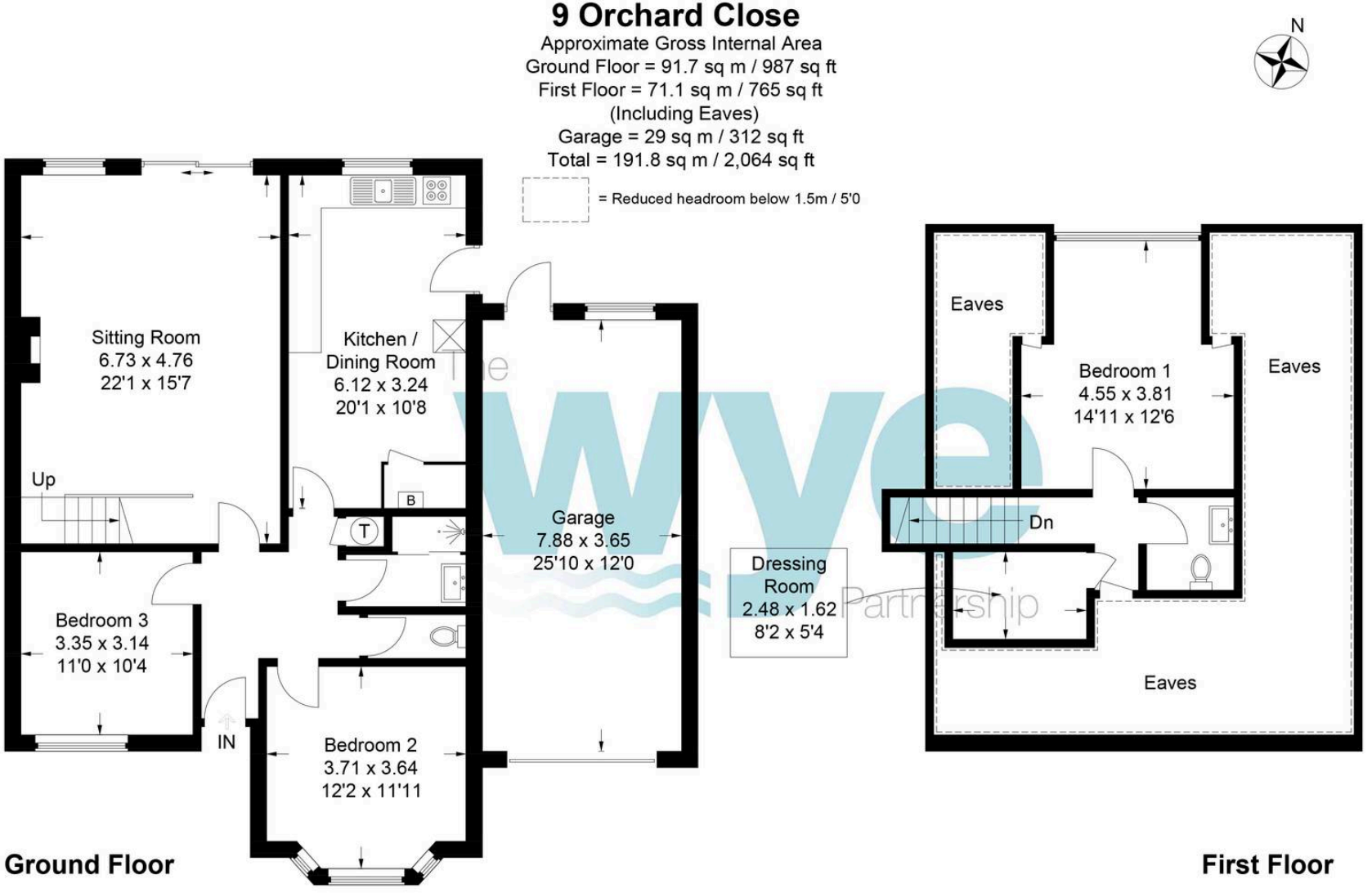




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Approximate Gross Internal Area
Ground Floor = 91.7 sq m / 987 sq ft
First Floor = 71.1 sq m / 765 sq ft
(Including Eaves)
Garage = 29 sq m / 312 sq ft
Total = 191.8 sq m / 2,064 sq ft

= Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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