

CRENDON **H**OUSE

Est. 1971



**14 Park View Crescent, Coates Lane,
High Wycombe, Buckinghamshire,
HP13 5DA**

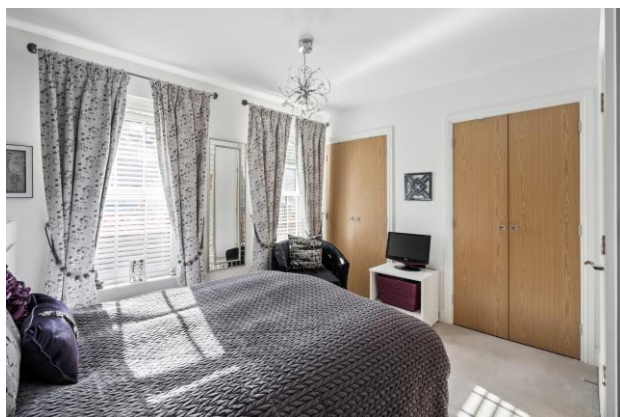
£600,000 - Freehold

Crendon House are delighted to offer this immaculate Regency style townhouse, enjoying an enviable position overlooking the National Trust parkland of Hughenden Manor. Beautifully presented throughout, this elegant and stylish property offers a superb open plan kitchen, fitted with a range of integrated appliances and finished to an excellent standard, flowing seamlessly into a welcoming family room. In addition, the property benefits from multiple reception spaces, four well proportioned bedrooms and three contemporary bathrooms, all presented in exceptional decorative order.

The ground floor comprises an entrance hallway, dining room, the impressive open plan kitchen and family space, utility room and cloakroom. On the first floor you'll find a generous living room along with a spacious master bedroom featuring a well appointed en suite bathroom. The second floor provides three further bedrooms, one with en suite facilities, together with a stylish family bathroom. Outside, the property benefits from a private rear garden and a large double length garage with light and power. The overall presentation, quality of finish and setting make this a particularly attractive home and viewing is highly recommended.

Situated just moments from Hughenden Manor, the location offers immediate access to the historic house and its surrounding National Trust grounds, providing a wonderful backdrop with open parkland close by. The area is well served by highly regarded primary and grammar schools, along with a range of local shops and everyday amenities. High Wycombe town centre is also within easy reach, offering the Eden Shopping Centre, restaurants and leisure facilities. Transport links are excellent, with convenient access to Junction 4 of the M40 and High Wycombe railway station providing fast services into London Marylebone.





Beautifully Presented Townhouse

Four Bedrooms

Three Bathrooms

Multiple Reception Rooms

Open Plan Living

Private Rear Garden

Double Length Garage

Stunning Views Overlooking
National Trust Parkland

Council Tax Band: F
EPC Rating: C

Crendon House – Wooburn Green

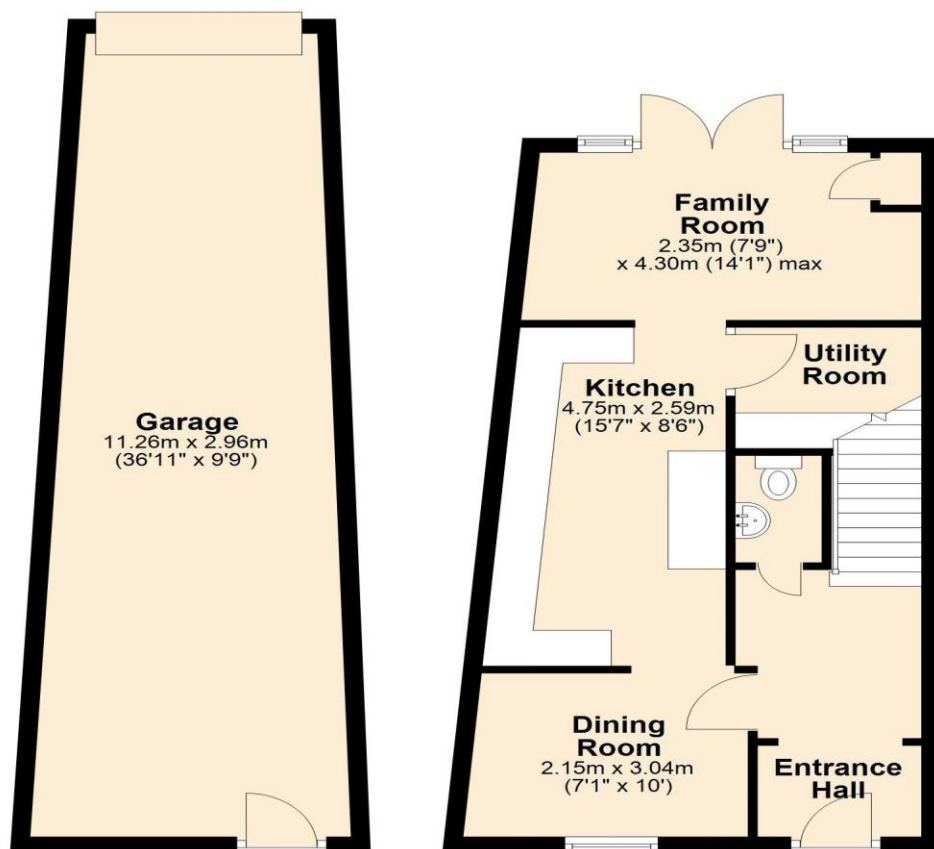
Tel: 01628 527766

Suffolk House
54 – 55 The Green
Wooburn Green
Bucks
HP10 0EU

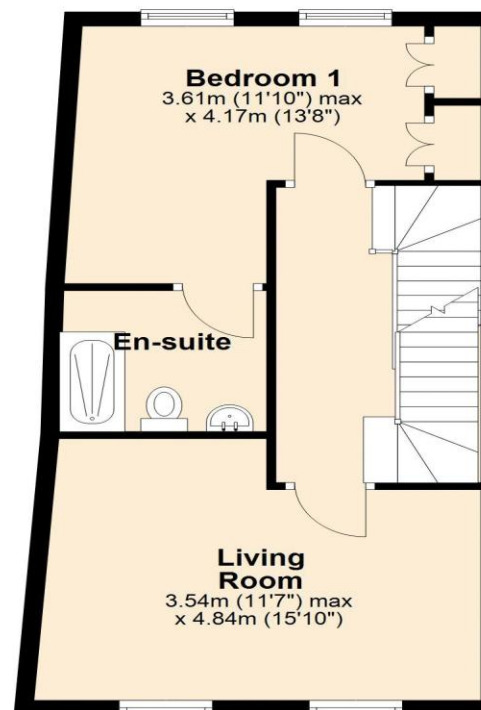
wooburn@crendonhouse.com

www.crendonhouse.com

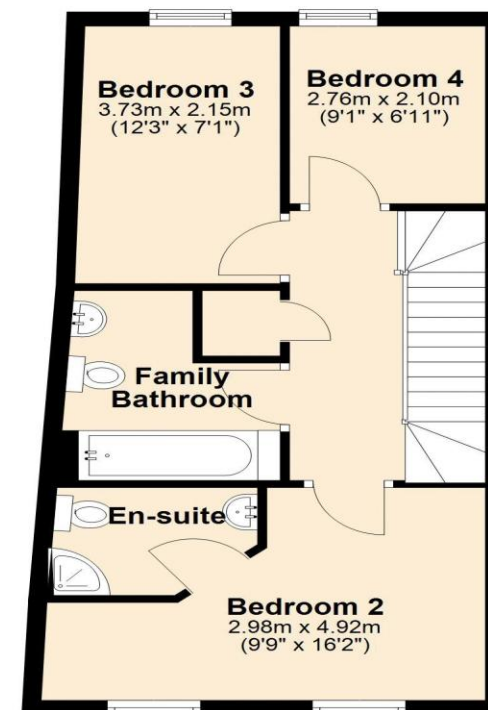
Ground Floor



First Floor



Second Floor



Total area: approx. 163.1 sq. metres (1755.6 sq. feet)



Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.