



Estate Agents
Hurst

Bruisyard, Valley Road, Hughenden Valley, Bucks, HP14 4LW
Offers In Excess Of £650,000

Bruisyard, Valley Road, Hughenden Valley, Bucks, HP14 4LW

Hurst are delighted to offer for sale this extended and extremely well presented, three bedroom detached family home that has been vastly improved upon by its current owners. The location is perfect and 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 Birmingham Via the Chiltern Line, with a direct service offered to London Marylebone. The property had been previously extended to the rear and now provides a wonderful open plan kitchen/breakfast/dining area that offers plenty of storage and a large featured central island which offers vast space which is great for entertaining. There is also access to miles of countryside walks and National Trust Parkland on your doorstep. The accommodation includes; entrance hall, remodelled downstairs shower room, sitting room, dining room, open plan modern fitted kitchen/breakfast room with patio doors opening to the rear garden, three bedrooms and modern bathroom. The property also benefits from; gas central heating to radiators, double glazing, driveway parking, enclosed and extremely well maintained and enclosed rear garden that comes with a patio & decking area with the latter getting the sun most of the day, a summer house that could be used as a home office with power, countryside walks and National Trust Parkland right on your doorstep. This really is a turn key property and an internal viewing is highly recommended.



**EXTENDED THREE BEDROOM DETACHED HOME
UPDATED & IMPROVED UPON BY CURRENT OWNERS
SUMMER HOUSE & DECKING AREA
CENTRAL VILLAGE LOCATION CLOSE TO SCHOOLS
PRESENTED IN ALMOST SHOW HOME STYLE
CONDITION
MODERN & OPEN PLAN KITCHEN/BREAKFAST
DINING ROOM
IDEAL FAMILY HOME ON A FAIRLY LEVEL PLOT
SECLUDED AND WELL MAINTAINED REAR GARDENS
INTERNAL AND EARLY VIEWING ADVISED
DRIVEWAY PARKING FOR SEVERAL VEHICLES**

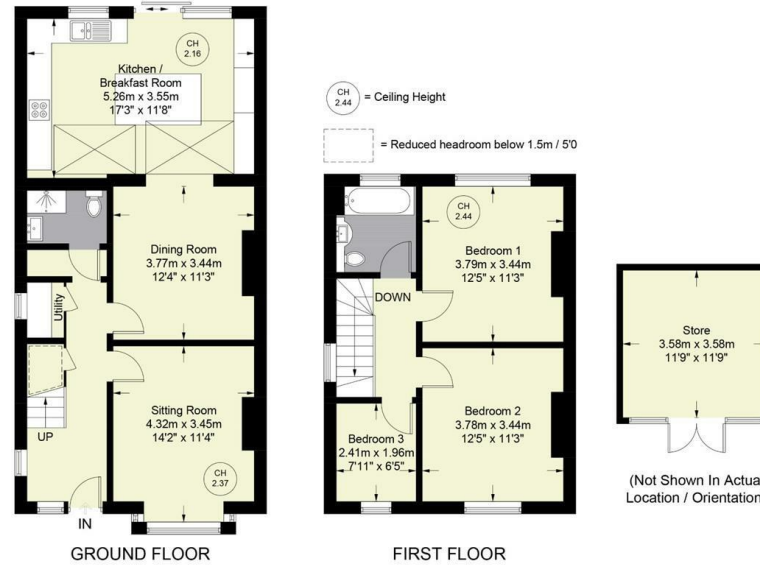






Bruisyard, Valley Road

Approximate Gross Internal Area
 Ground Floor = 719 sq ft / 66.8 sq m
 First Floor = 460 sq ft / 42.7 sq m
 Store = 140 sq ft / 13.0 sq m
 Total = 1319 sq ft / 122.5 sq m



Floor Plan produced for Hursts 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.



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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk