



Family home in a prime location

Amersham Hill Drive, High Wycombe, Buckinghamshire HP13 6QY

Freehold



Entrance hall • two reception rooms • kitchen • conservatory • 5 bedrooms (1 en suite) • family bathroom • driveway and garage • front and rear gardens, decking area and shed

Local information

High Wycombe station 0.9 miles (to Marylebone from 23 minutes), M40 (J4) 2.4 miles, Beaconsfield 6.6 miles, Amersham (7.5 miles), Heathrow (T5) 22 miles, London 31 miles (Baker Street).

The property is ideally located close to Amersham, Beaconsfield and High Wycombe. High Wycombe (the biggest town) has an abundance of facilities including a cinema, John Lewis department store, a variety of shops, supermarkets, restaurants and leisure facilities. Within the town centre is the Eden Centre which comprises shops, a 12-screen cinema complex, state of the art bowling alley, library and restaurants. One of the main selling features of this property is the position in relation to transport links. High Wycombe has a mainline station with regular trains to London Marylebone (from 23 minutes), while Amersham has a mainline and underground station (Metropolitan Line). J4 of the M40 gives access to London to the east and Oxford to the west, in addition to the A404 Marlow bypass with its direct link to the M4 at J8/9. The area is renowned for its choice and standard of education, with Buckinghamshire being one of the last counties to maintain the traditional grammar school system. The Royal Grammar School for boys is within 0.5 miles, with John Hampden School for boys (2 miles) and Wycombe High School for girls (1.9 miles). There are a number of independent schools including Godstowe (0.5 miles) Crown

House, Davenies, Pipers Corner and Wycombe Abbey to name a few. All distances and times are approximate and correct at the time of writing.

About this property

A lovely detached family house, set back from the road, with wonderful distant views from the rear terrace. Perfectly located in a residential road with access to the train station (0.9 miles) and local schools. Originally built in the 1950s the property has been improved and extended and now provides good living accommodation with five bedrooms. The front door opens into the reception hall, with cloaks storage and a cloakroom. Lying to the rear is a study with fitted shelving and cupboards. To the front is a guest bedroom, with built-in wardrobes and an en suite bathroom. An inner hallway leads to the stairs and main reception rooms. The kitchen/dining room is fitted with a good range of units with integrated appliances including two ovens, four ring gas burner, waste disposal, American style fridge freezer, and space for further appliances. A door gives access to the garage, and the dining area offers plenty of room for a good sized dining table. The sitting room enjoys wonderful views across the valley with glazed sliding doors opening into the conservatory. This room is flooded with natural light, with underfloor heating and French doors on to the raised deck terrace.





On the first floor are four bedrooms, served by the family bathroom. Two of the bedrooms enjoy fitted wardrobes and one has access to a spacious loft storage room.

Outside

The property is approached over a driveway providing off street parking and leading to a garage. A garden path and steps lead to the front door, with an area of lawn and raised flower beds, and a small patio area. A side gate leads to the rear garden and a large raised decked terrace, also accessed from the conservatory, giving wonderful far reaching views and an ideal space for outside entertaining. The garden is mainly laid to lawn with a further decking area and shed to the rear. An added benefit is a large storage room under the decking area, which would be perfect as a games room or home office. The garden enjoys a good deal of privacy, and is enclosed with fencing, shrubs and trees.

Services

All mains services connected. Gas central heating. Underfloor heating to the Conservatory. Please note that none of the services have been tested.

Tenure

Freehold

Local Authority

Wycombe District Council

EPC rating = E

Viewing

Strictly by appointment with Savills



Approximate Area = 211.6 sq m / 2278 sq ft (Including Attic)
 Garage = 19.9 sq m / 214 sq ft
 Storage = 17.3 sq m / 186 sq ft
 Total = 248.8 sq m / 2678 sq ft
 Including Limited Use Area (23 sq m / 247 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Ground Floor
 First Floor
 Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 264907

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		78
	D		
	E	45	
	F		
Not energy efficient - higher running costs	G		

EU Directive 2002/91/EC
 England, Scotland & Wales

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02029082 Job ID: 146218 User initials: CS