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43a Amersham Hill, High Wycombe, Buckinghamshire, HP13 6PG



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A detached home situated on one of the most popular residential addresses in High Wycombe. This family home offers the opportunity for a young family to move within walking distance to some of the area's best state, private and grammar schools. The property is being sold with the added benefit of no onward chain.

Description

Upon entering the property through the front door, you are greeted into the central hall with the snug/study on your right-hand side. Through double doors in the snug/study, you enter the impressive L-shaped sitting/dining area with patio doors leading out onto the landscaped patio. Back through the hallway, the kitchen is situated to the rear of the property with a connected utility room and integral double garage. The kitchen's appliances include an extractor fan, built-in oven/grill and a brand new 5 ring gas Miele hob with a dual concentric Wok Burner. There is also a cloakroom situated off the main hallway.

On the first floor, there are five bedrooms with 4 of the bedrooms being double rooms. The Master Bedroom is a good size with fitted wardrobes and a refitted ensuite bath and shower. The family bathroom has also recently been refitted and benefits from a white bathroom suite, modern grey tiles, and a power shower.

The 130ft rear garden is a lovely feature of this home with a large west facing patio great for entertaining and a large area which is laid to lawn. To the rear of the plot there is a secluded area currently used as a vegetable patch with a garden shed. The frontage is also an impressive feature of this home with ample space to park 6 cars and set back from the road.



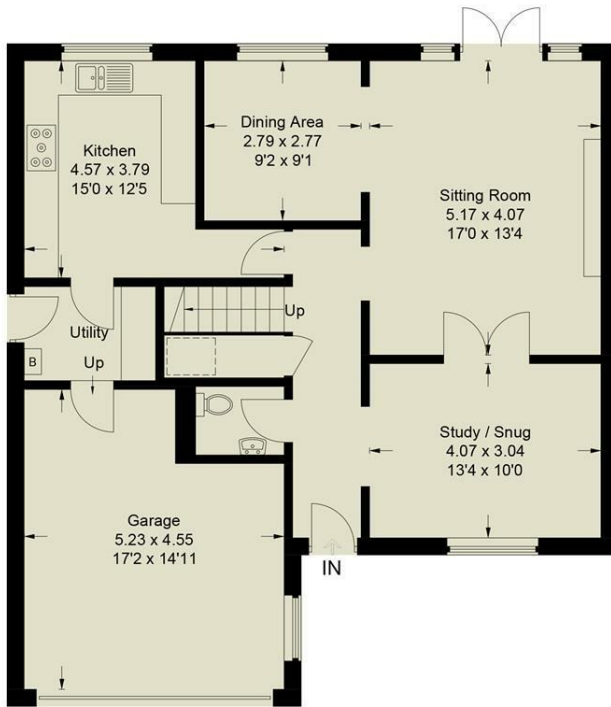
Situation

Amersham Hill is located towards the north-side of High Wycombe's Town Centre with very close proximity to the mainline train station and excellent schooling – both state and independent. Some of these include Godstowe, The Royal Grammar School, Wycombe Abbey, John Hampden Grammar School, Wycombe High Grammar School and many more. The mainline train station is only 0.2 miles away where you can be at London Marylebone Station in just 28 minutes. This mainline station also serves commuters to Birmingham, Banbury, Aylesbury and not forgetting the Bicester shopping outlet. For commuters by road, the location is very convenient too, as High Wycombe benefits from two M40 motorway junctions J3 & J4 with J4 just 2 miles away.

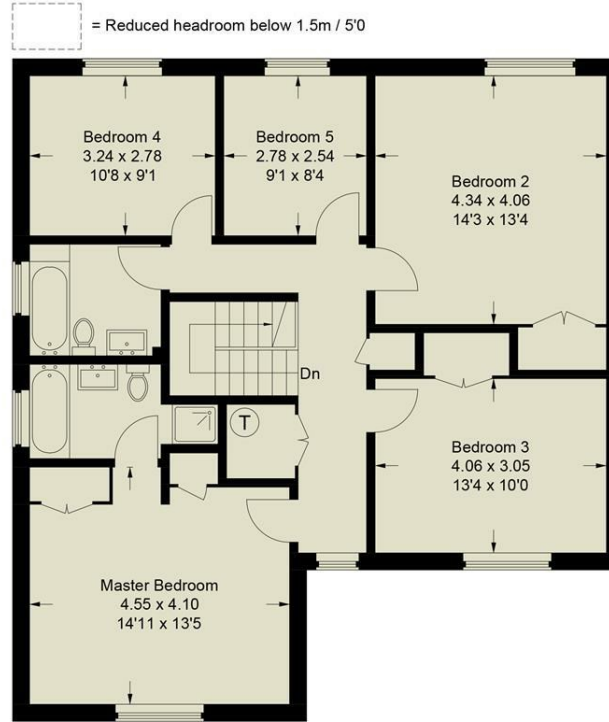


Floor Plans

Approximate Gross Internal Area
 Ground Floor = 96.9 sq m / 1,043 sq ft (Including Garage)
 First Floor = 96.4 sq m / 1,038 sq ft
 Total = 193.3 sq m / 2,081 sq ft



Ground Floor

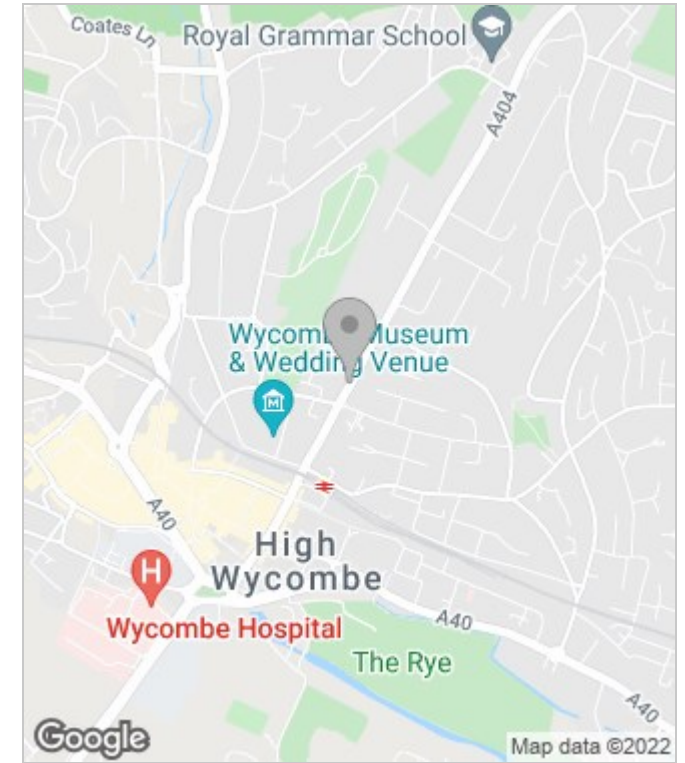


First Floor

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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Area Map



Energy Performance Graph

