



Hamilton Road, High Wycombe, Buckinghamshire, HP13 5BJ

www.bb-estateagents.co.uk

ab

Banner & Babingtons



A fabulous extended detached home offering spacious rooms with flexible living accommodation and further potential to extend (STP). The property is located in a highly sought after residential location within easy walking distance of the mainline station and town centre and further benefiting from excellent school catchments.

Hamilton Road, High Wycombe, Buckinghamshire, HP13 5BJ

Guide Price - £750,000

- DETACHED FAMILY HOME
- THREE/FOUR BEDROOMS
- CONTEMPORARY INTERIOR
- OPEN PLAN LIVING
- LIVING ROOM
- DINING ROOM
- SUNG/SECOND RECEPTION ROOM
- SUN ROOM/OFFICE
- LARGE UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- SUNNY REAR GARDEN
- TRANSPORT LINKS CLOSE BY
- EXTENSIVE DRIVEWAY
- WALKING DISTANCE TO TOWN & TRAIN STATION



78 High Street, Princes Risborough, Buckinghamshire, HP27 0AX

01844 343661

www.bb-estateagents.co.uk

High Wycombe

High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants as well as a sports centre and multi-screen cinema complex. Surrounding the town is a selection of golf courses and other recreational amenities.

Conveniently located on the sought after Hamilton Road, this property is located just a stone's throw from The Royal Grammar School. There are also several other schools within easy reach such as Hamilton Academy Primary, Godstowe, Wycombe High School for Girls, John Hampden Grammar School amongst many others. The mainline station is 0.8 miles from this home and via the Chiltern Railway Service, you'll be at London Marylebone in just 27 minutes or Oxford in 38 minutes. The area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.



Description

A fabulous extended detached home offering spacious rooms with flexible living accommodation and further potential to extend (STP). The property is in a highly sought after residential location within easy walking distance of the mainline station and town centre and further benefiting from excellent school catchments.

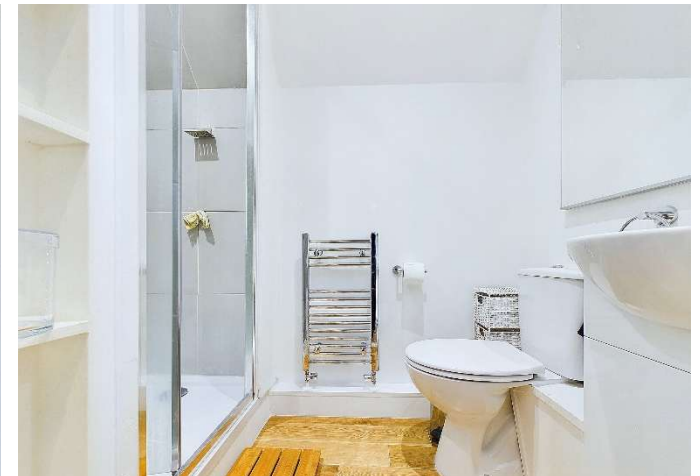
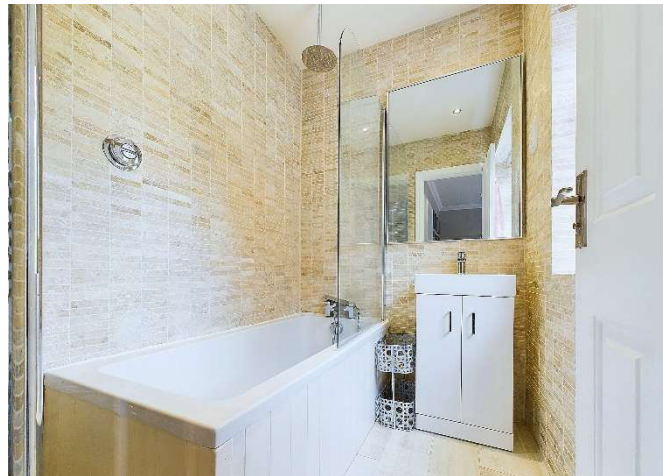
The property comprises on the ground floor, entrance porch, reception hall, cloakroom, large utility room, family room, superb 'open plan' living/dining area with bi-fold doors leading onto the rear entertaining terrace and log burner, a study/second reception room and a large well equipped modern kitchen/diner with roof lighting.

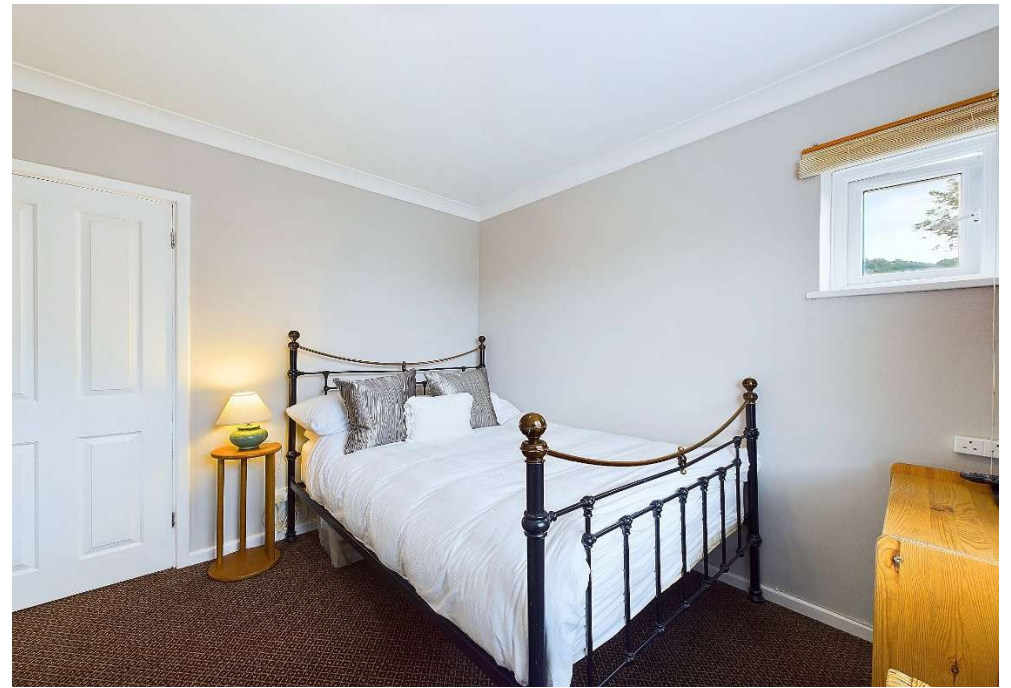
The downstairs space offers flexible living throughout, and each room has a multipurpose use. The current owners have maintained the properties character but have combined this with a modern/convenient way of living.

One of the main 'stand-out' features of this stunning family home is the light and airy flow throughout the downstairs space. Large windows and skylights allow natural light to flood the kitchen/diner, creating an inviting space for all to enjoy.

On the first floor there is access to the loft space (ideal for conversion to further bedroom accommodation STNC), three good size bedrooms with en-suite to the master bedroom and a refitted shower room with separate w/c. All bedroom benefit from built-in storage space.

Outside to the front there is a pressed concrete driveway for multiple cars with raised planters. The south facing landscaped rear garden enjoys a lovely degree of privacy with good size entertaining terrace ideal for al fresco dining, lawn beyond, a shed and summer house/garden office. The garden benefits from views over the local town.





General Remarks and Stipulations

Tenure

Freehold

Services

Mains gas central heating, drainage, electric & water.

EPC Rating

C

Local Authority

Buckinghamshire Council

Post Code

HP13 5BJ

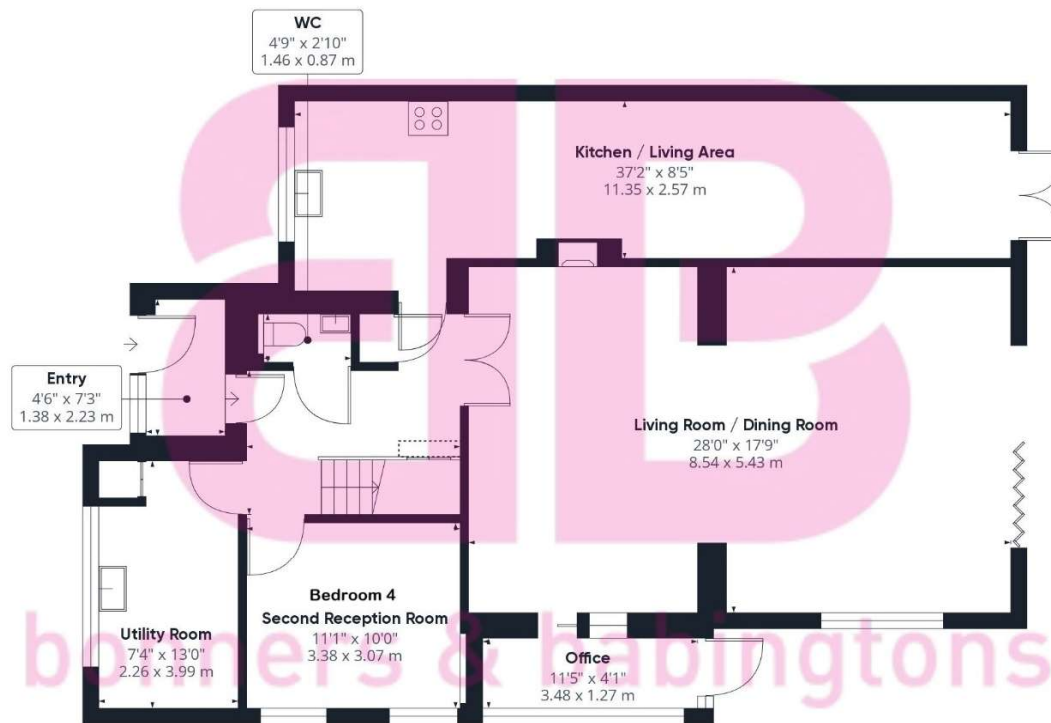
Viewing

Strictly by appointment with Bonners & Babington's

Fixtures and Fittings

Via separate negotiations





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1855.16 ft²

172.35 m²

Reduced headroom

2.48 ft²

0.23 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

