



bonners & babingtons

Hughenden Avenue,  
High Wycombe

# Hughenden Avenue, High Wycombe, Buckinghamshire, HP13 5SS

## Offers in excess of £550,000

An extended family home found in a popular residential road in High Wycombe Centre. The property is well presented throughout but would benefit from some modernisation in parts. An ideal family home, located close to several shops, parkland, schools as well as Town Centre.

The property in brief comprises an entrance hallway with stairs rising to the first floor, The living room boasts a gas feature fireplace with the dining area, extending into a conservatory seating area with doors opening into the sunny rear garden. The kitchen is well equipped with integrated appliances such as fridge, freezer, dishwasher, oven, gas hob and microwave. The property has been extended to the rear to create an additional utility area with integrated washing machine and tumble dryer, in addition, a downstairs shower room and toilet and side access to the integral garage which provides lighting, power and additional plumbing.

To the first floor is a spacious principle bedroom, three further bedrooms and a family bathroom with a bath, walk in shower and linen cupboard.

To the rear, there is a beautifully maintained garden which is mainly laid to lawn with borders of plants and shrubs, It also offers a patio area, ideal for alfresco dining in the warm summer months. In addition, there is a greenhouse, chicken coop and run and storage sheds with power. At the front of the property there is large driveway, with space for multiple vehicles and access to the garage with an electric door.





Other Notable Features : Gas central heating, Fully boarded loft with pull down ladder, PV Solar Panel System installed in 2024, A Electrical Vehicle Charging System installed in 2022.

Downley Village

Downley is a picturesque village to the north west of High Wycombe providing excellent schooling, with a highly sought after primary school within walking distance and within catchment of The Royal Grammar School and John Hampden Grammar School for boys along with the Wycombe High School for girls. Locally the prestigious National Trust Downley Common allows miles of countryside walks. High Wycombe offers links to London which include a mainline railway station with direct service to London Marylebone and junctions 3 and 4 of the M40 motorway.

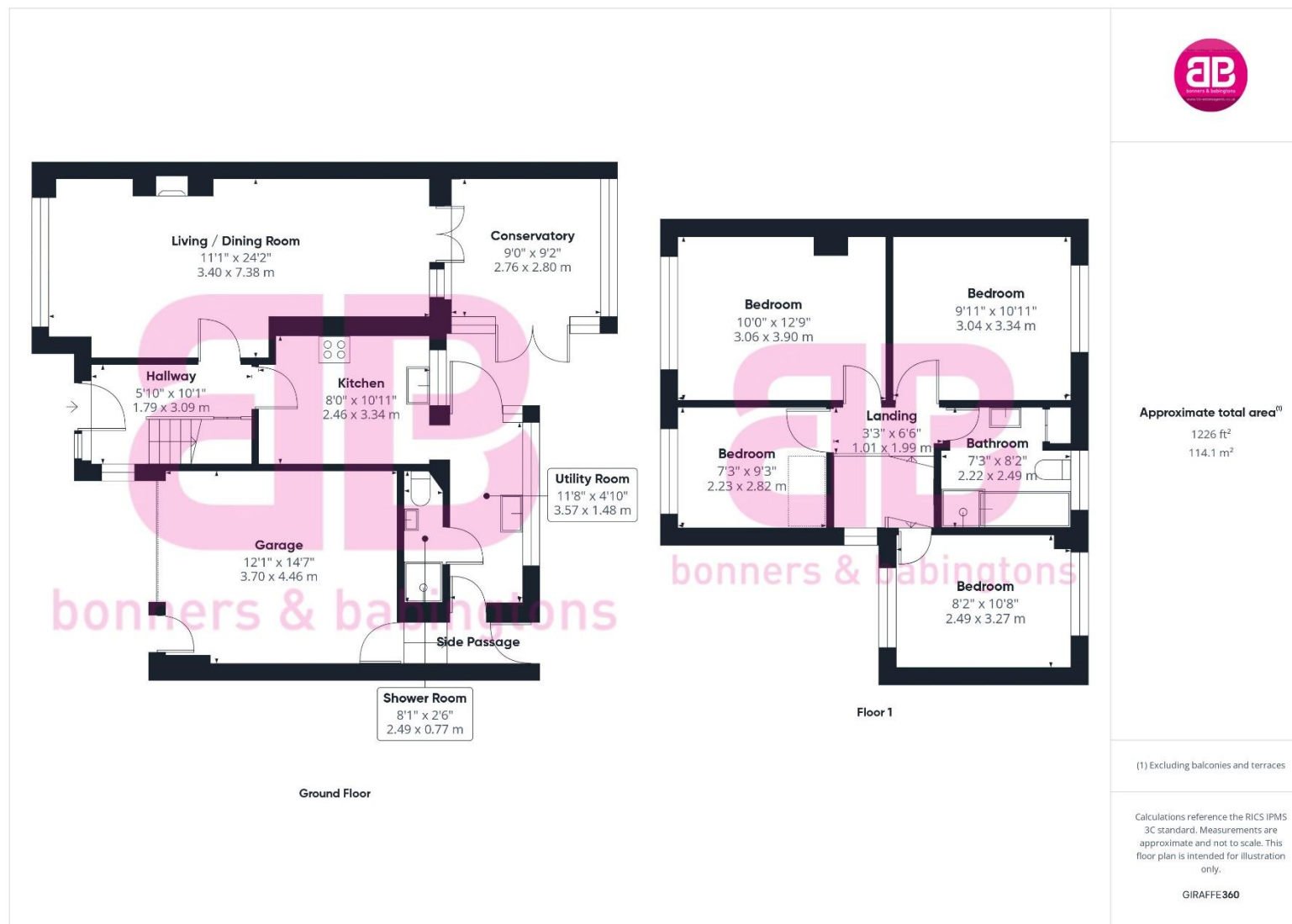


Tenure: Freehold

Council Tax Band: D

EPC – B

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 96        |
| (81-91) <b>B</b>                            | 90      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |



#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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