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Green Hill  
High Wycombe

# Green Hill High Wycombe Buckinghamshire HP13 5QE

Offers Over: £550,000

This four-bedroom detached home is situated to the north of High Wycombe town centre, offering spacious flexible living space enjoying far-reaching views across the surrounding countryside. The location is quiet, yet within close proximity to local shops and is within walking distance of the prestigious Royal Grammar School and mainline train station. The property benefits from flexible living accommodation, a secluded rear garden, a garage, and driveway parking.

To the ground floor, the entrance porch leads through to the spacious living room. An additional reception room, currently used as an office, both rooms enjoy a front aspect, with capturing views across the valley. The kitchen, bedroom, and bathroom are set across a split-level. The modern kitchen-diner is fully integrated with appliances and provides ample waist- and eye-level storage units, with patio doors opening onto the rear garden. There is also a well-proportioned bedroom, offering flexible living space. The family bathroom is fitted with a walk-in shower, vanity sink unit, and heated towel rail.

Upstairs, there are three additional bedrooms and a convenient WC. The principal bedroom benefits from ample fitted storage.

Outside, this charming, tiered garden features a lower patio that provides an inviting seating area, framed by a low brick wall—ideal for outdoor dining or unwinding. Steps lead up to a generous lawn bordered by mature trees and shrubs, offering privacy. In addition, there is a summerhouse currently used as a gym.

To the front, there is driveway parking for one car, as well as a garage with an up-and-over door.





Other notable features : include a replacement boiler installed in 2021 and a new roof completed in 2020.

High Wycombe offers excellent shopping, leisure facilities and restaurants including the Eden complex with it's multiplex cinema. There are comprehensive amenities within easy reach and sporting facilities also close at hand.

The station provides rail links with Birmingham and London, Marylebone whilst M40 (junction 4) provides road links to the M25 and Midlands.



Tenure: Freehold  
Council Tax Band: E  
EPC Rating C



**Disclaimer**

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