



Ash Dene Boss Lane Hughenden Valley Buckinghamshire HP14 4LQ

*An opportunity to acquire this charming three bedroom bungalow now in need of modernization and updating. Situated in the sought after Chiltern Village of Hughenden Valley, the property occupies a corner plot in a quiet country lane. No onward chain.*

Entrance hall | Sitting room | Dining room | Kitchen | Utility Room | Walk in Storage Cupboard | Master bedroom with en-suite shower room | Two further bedrooms | Family Bathroom | Detached single garage with electric door | Secluded rear garden with shed and greenhouse | Large driveway to the front

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Ash Dene was built about 25 years' ago and has been within the same family since then. It has now become available and offers the discerning buyer the opportunity to modify, update and perhaps extend to meet the requirements of modern day living. It is located in a quiet country lane away from the main Valley Road in a secluded corner plot.

The lounge is of a good size with feature fireplace and French doors onto the private rear garden. The dining room is adjacent to the kitchen with a range of pine units and offers the opportunity to knock through if required to create an open plan living area commensurate with modern day living.

The spacious main bedroom has a shower room en-suite. There are two further double bedrooms and a family bathroom. The property benefits from gas central heating and mains drainage.

To the rear there is good sized private south facing garden with patio area, greenhouse and garden shed. To the front of the property the driveway offers parking for several vehicles and a detached single garage with electric door.

#### **DIRECTIONS**

From our office in Naphill proceed along Main Road. Descend the hill and enter the village of Hughenden Valley. Turn left at the roundabout onto Valley Road then immediately right into Boss Lane. The property can be found at the first corner on the right indicated by our sales board.

**PRICE ..... £575,000 ..... Freehold**



## AMENITIES

This highly regarded village is nestled in the Chiltern Hills surrounded by wonderful countryside with its famed Beech woodland. The village provides good local amenities including a pre-school and an excellent primary school. Other facilities include a classic Chiltern brick and flint public house (The Harrow), a well-stocked community shop, a regular bus service, a builders' merchant, an active village hall and adjoining playing fields, plus a Doctors' surgery. For a more comprehensive range of facilities, the town of High Wycombe lies approximately 3 miles away, where the commuter can join the M40 motorway (junction 4) and then the M25 network, or the Chiltern railway to London (Marylebone).



## SCHOOL CATCHMENT (2020/21)

Hughenden Primary School

Boys' Grammar; The Royal Grammar School

Girls' Grammar; Wycombe High School

Upper/All Ability; Sir William Ramsey, Holmer Green Senior School

**(We advise checking with the individual school for accuracy and availability)**



## ADDITIONAL INFORMATION

Council Tax Band F

EPC Awaited

## MORTGAGE

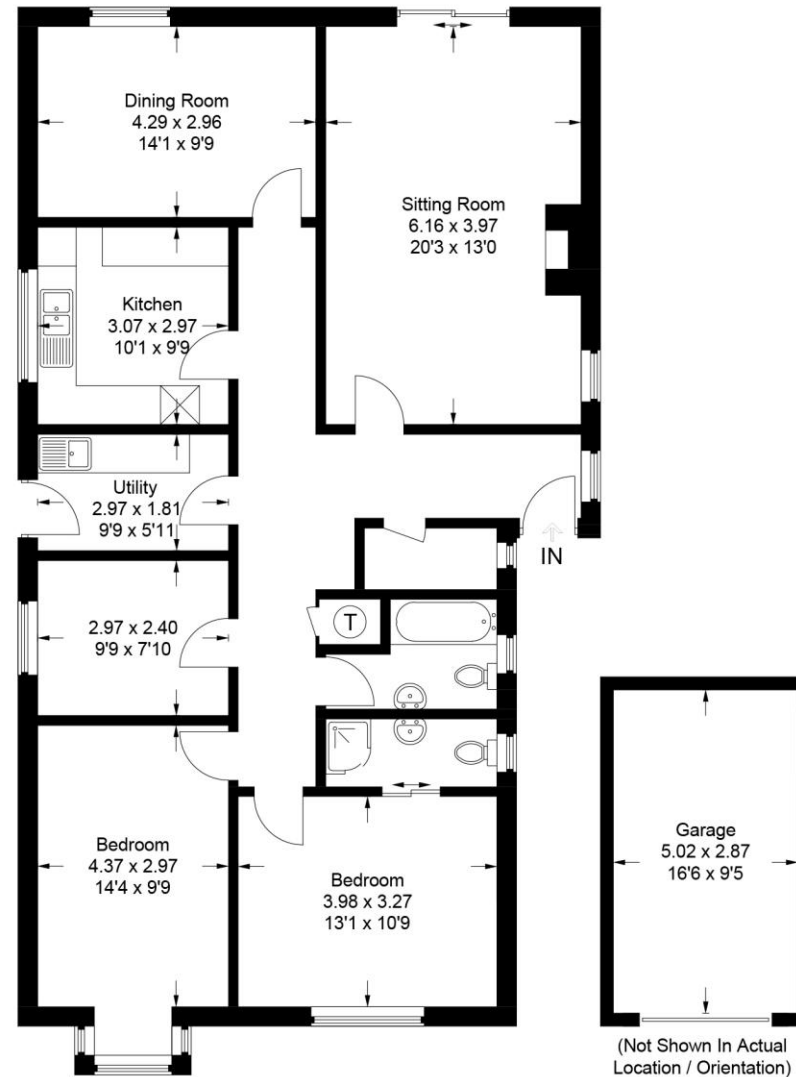
Contact your local Wye Country office who can introduce you to their Independent Financial Adviser.

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



Approximate Gross Internal Area = 118.9 sq m / 1,280 sq ft  
Garage = 14.2 sq m / 153 sq ft  
Total = 133.1 sq m / 1,433 sq ft

Wye Country  
129 Main Road, Naphill, Bucks, HP14 4SA  
01494 565 555  
naphill@wyecountry.co.uk  
wyecountry.co.uk



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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