



31 Friars Gardens Hughenden Valley Buckinghamshire HP14 4LT

*A delightful and very well presented four bed detached property, backing onto woodland, set within a quiet cul-de-sac in the sought after Chiltern Village of Hughenden Valley.*

Porch | Hallway | Sitting Room | Dining Room | Kitchen | Downstairs Cloakroom | Four double bedrooms | Family Bathroom | Secluded Rear Garden | Integral Garage

---

This spacious and very well presented property is located in a quiet cul-de-sac in the sought after Chiltern Village of Hughenden Valley. It offers family size accommodation and is within walking distance of the highly regarded Hughenden Primary School.

The accommodation is laid out over two floors and is entered through a brick built porch at the front of the property. This leads to a bright and airy hallway with stairs to the first floor. To the right you will find a spacious, dual aspect sitting room with feature sandstone fireplace with gas fire and French doors leading to the rear garden. To the rear of the hall, you access both the kitchen and dining room. These could easily be reconfigured to create an open plan living space, ever popular these days. The bright kitchen benefits from two large windows and is fitted with a range of light wood wall and base units with built-in oven, hob, fridge freezer and dishwasher. There is plentiful workspace and a breakfast bar area. An external door provides access to both the front and rear gardens.

Upstairs there are four double bedrooms and a modern family bathroom with bath and shower over.

To the rear of the property there is a patio area with steps leading up to large lawns backing onto local woodland. The front garden is laid mainly to lawn with a driveway leading to the integral garage which can also be accessed by a side door adjacent to the kitchen.

#### **DIRECTIONS**

From our Naphill office follow Main Road towards Hughenden Valley. At the bottom of Coombe Hill, turn left into Valley Road and after about 0.5 of a mile turn right into Friars Gardens. Follow the road around a right hand bend and No 31 can be found on the left.

**PRICE ..... £675,000 ..... 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 including a new shopping complex and a theatre, 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). The property also lies approximately 1½ miles from the historic Hughenden Manor, the former residence of Benjamin Disraeli which is owned and run by The National Trust.



## SCHOOL CATCHMENT (2022/23)

Hughenden Primary School

Boys' Grammar; The Royal Grammar School; John Hampden

Girls' Grammar; Wycombe High School Upper/All Ability; Holmer Green Senior School or Sir William Ramsey School

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

## ADDITIONAL INFORMATION

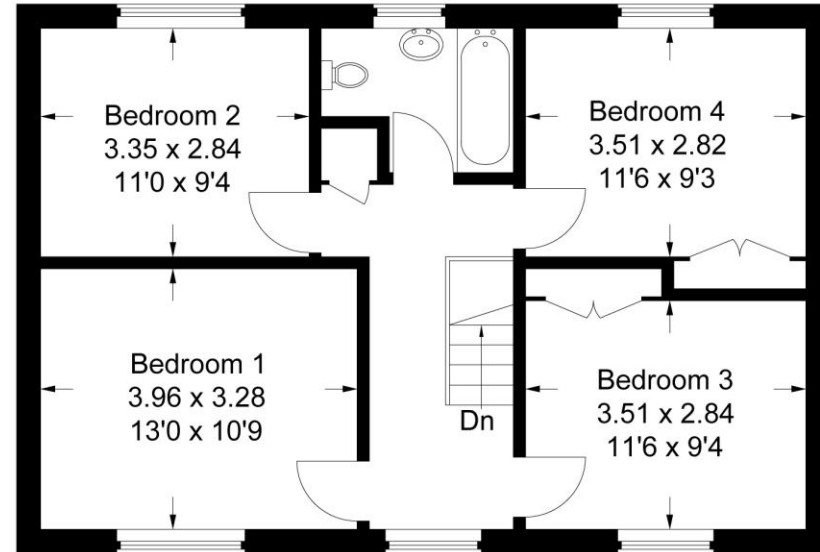
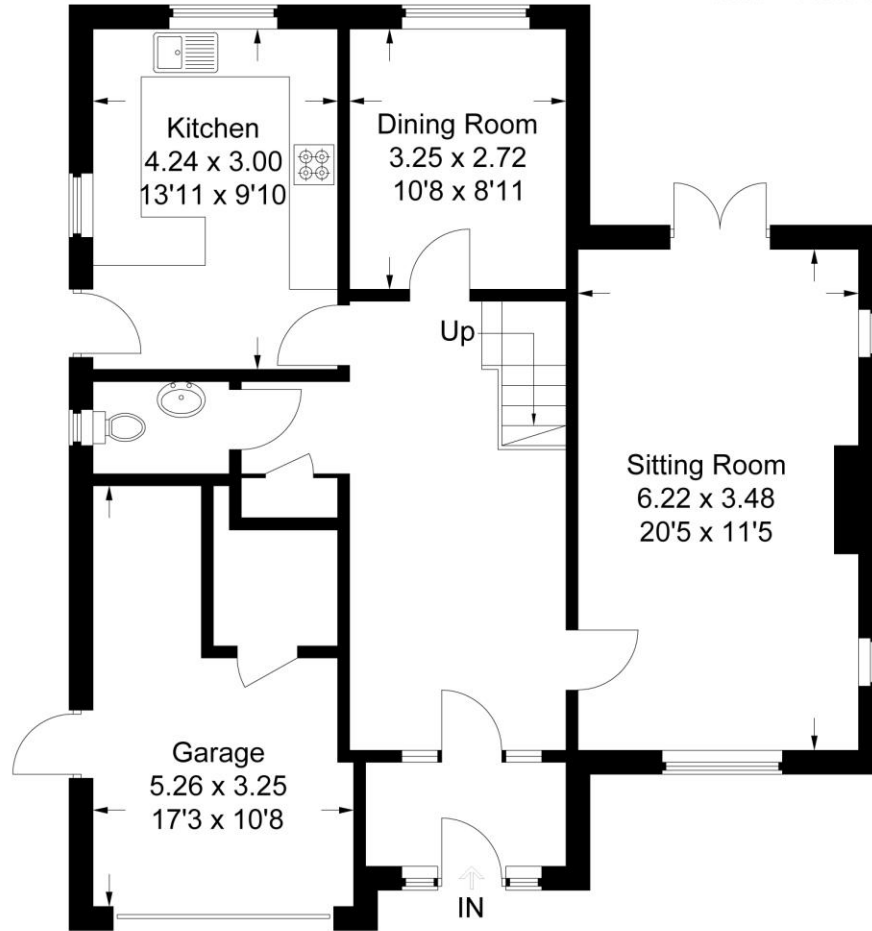
Council Tax Band F | EPC Band C

*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.*



## 31 Friars Gardens

Approximate Gross Internal Area  
Ground Floor = 69.7 sq m / 750 sq ft  
First Floor = 59.7 sq m / 643 sq ft  
Garage = 16.0 sq m / 172 sq ft  
Total = 145.4 sq m / 1,565 sq ft



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.