

4 Spring Rising, Hughenden Valley, Buckinghamshire, HP14 4LD

Semi-detached 3 bedroom family house offering plenty of scope to alter and extend (STPP). No Onward Chain.

Entrance Hall | Kitchen | Sitting room | Conservatory | Cloakroom | 3 bedrooms | Family Shower room | Garden

This 1950's semi-detached house is well situated in its lovely large garden plot overlooking fields to the rear. It is located in a small cul-de-sac off the main road in Hughenden Valley. Being in an Area of Outstanding Natural Beauty, there are an abundance of beautiful country walks whilst offering good commuter links to High Wycombe and onwards to London. The village benefits from excellent local schooling, a local pub, village store and coffee shop.

The accommodation briefly comprises of a hallway with access into a through living room and a conservatory on the rear, the kitchen also has access into the gardens.

On the first floor there are three bedrooms and shower room.

There is an integral store room, accessed from the outside, which could be incorporated into the accommodation.

The whole property would benefit from modernisation and updating, with the large garden providing space for extension and enlargement (subject to the required planning consents).

The gardens, which extend to the front, rear and side, are an undoubted feature of this property. The driveway provides access for parking.

Price... £495,000 *Freehold*



LOCATION

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.

DIRECTIONS

From our Naphill office follow Main Road towards Hughenden Valley. At the bottom of Coombe Hill turn right and then after 150m turn right into Spring Rising. Number 4 can be found as indicated by our Wye Partnership sales board.

School Catchment

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 D EPC Band D

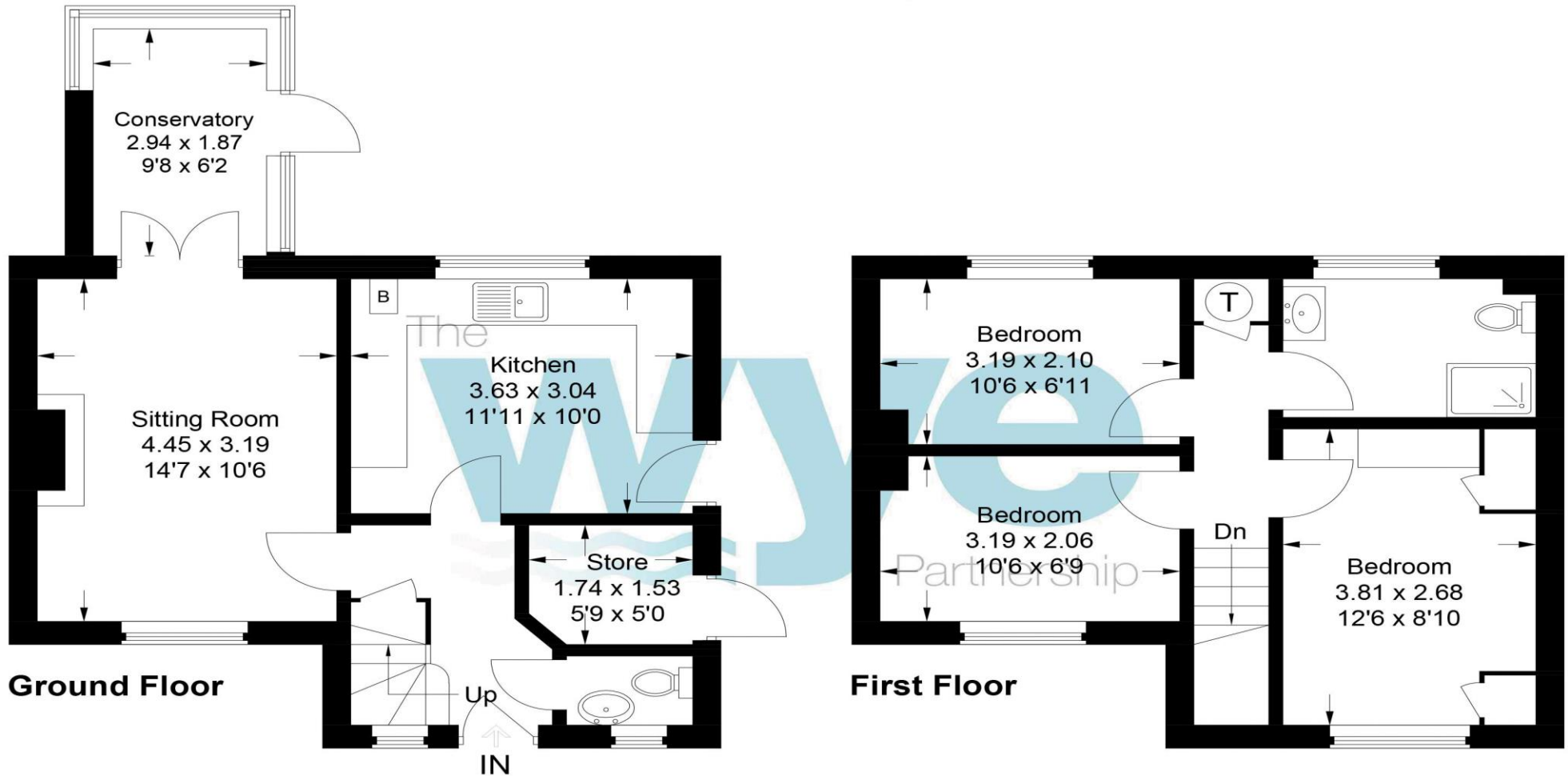
MORTGAGE

Contact your local Wye Residential 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
 Ground Floor = 39.1 sq m / 421 sq ft
 First Floor = 36.1 sq m / 389 sq ft
 Store = 2.8 sq m / 30 sq ft
 Total = 78.0 sq m / 840 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.

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The **wye** Partnership