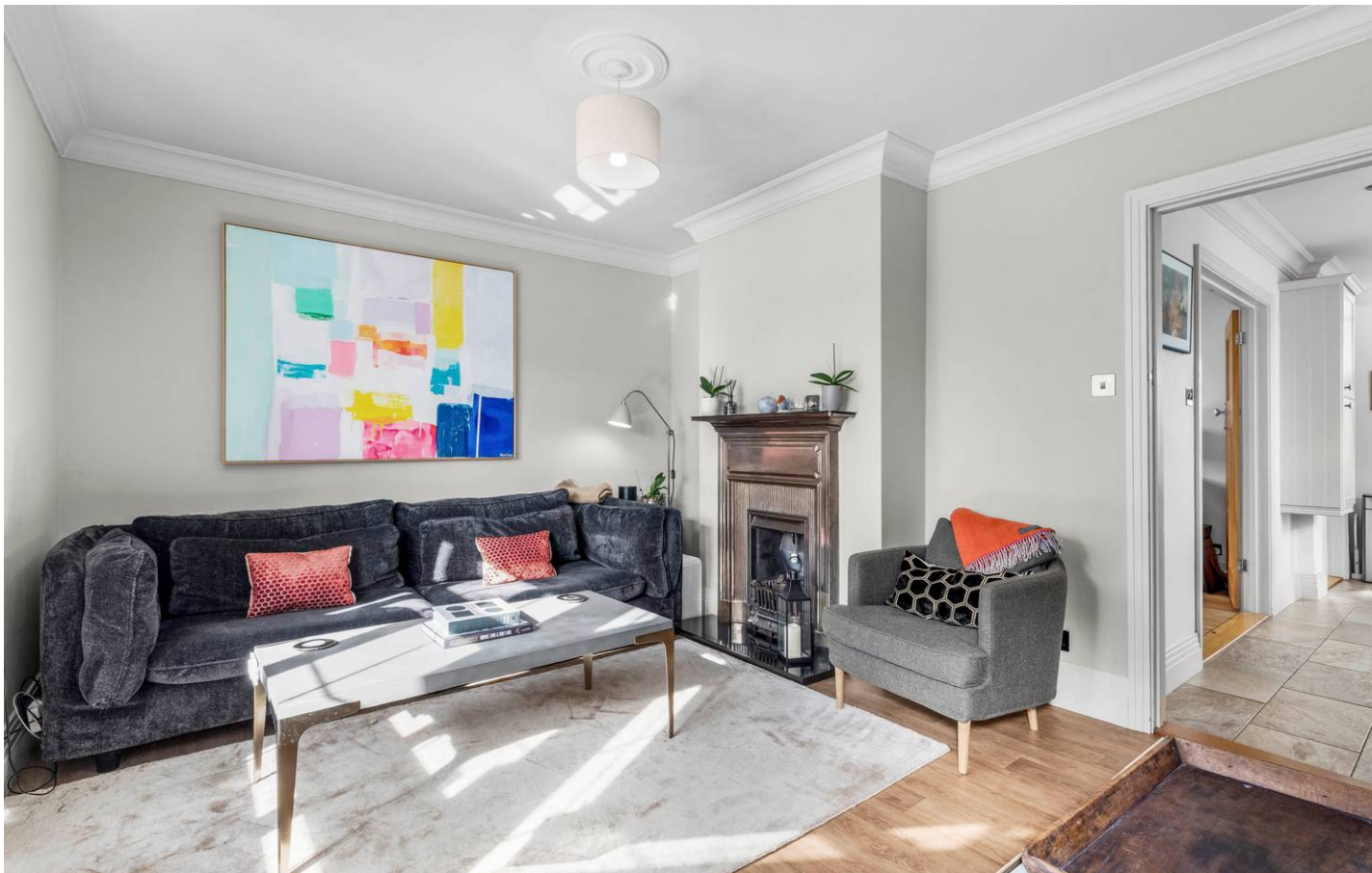




8 Trees Road, Hughenden Valley - HP14 4PW

Guide Price £625,000

 **TIM RUSS**
& Company



- Situated in this popular village location is this modernised two bedroom detached house, located on a private road within easy access to highly regarded schools and a mainline station
- The property offers excellent potential to enlarge and reconfigure subject to the usual consents
- Set on a generous plot with far reaching views

Hughenden Valley provides an ideal setting for raising a family with particularly good recreational, cultural, and educational opportunities. The AONB status of the Chiltern Hills provides attractive local countryside on the doorstep with many footpaths, cycle rides and walks. Within the village there is a combined infant/middle school, local store and a combined surgery and pharmacy. School choice is extensive to include a range of secondary schools many of which are highly rated notably the Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). There is a bus stop about five minutes' walk from the property. Access to London is excellent with two main line stations and the Underground within easy reach. The M40 provides quick access both to the east as well as to Oxford and points north. The M4 is about twelve miles south providing access to the west, Heathrow and the M25 network.



Located in a sought-after village setting, this modernised two bedroom detached house presents an exceptional opportunity for buyers seeking a well-appointed home with scope for further enhancement (subject to the usual consents). Privately positioned on a tranquil road with convenient access to highly regarded schools and a mainline station, the property is ideal for commuters and families alike.

The interior features a welcoming sitting room with a striking square bay window and an elegant feature fireplace. The thoughtfully designed fitted kitchen is equipped with granite worktops, a butler style sink, built-in appliances and a generous walk-in pantry. Double doors lead from the kitchen to a separate dining room, while a dedicated utility room provides additional practicality with a door to the rear.

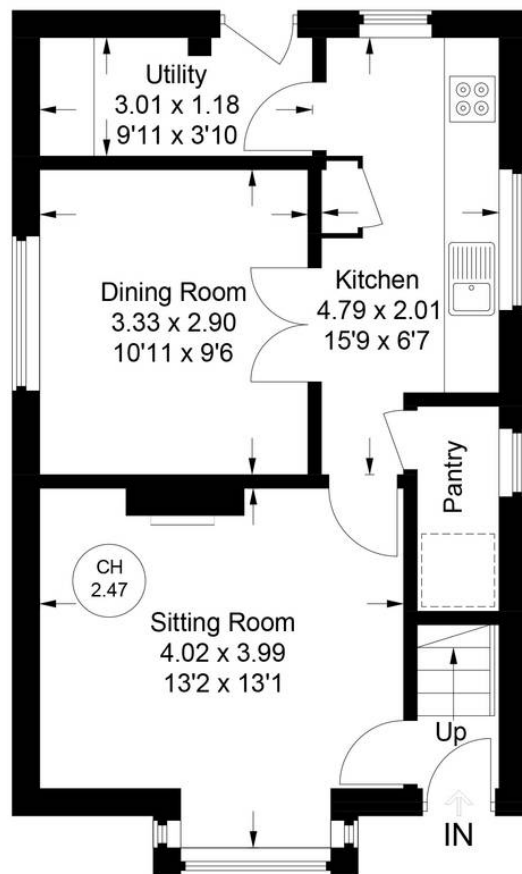
Upstairs, there are two well-proportioned double bedrooms, one of which boasts its own feature fireplace, and both are served by a modern family bathroom.

The property benefits from ample driveway parking to the front, with gated side access for added convenience. On the plot, a bespoke garden home office with air conditioning, offering an ideal space for remote working or creative pursuits. Set on a generous plot with far-reaching views, this detached home is a must see!

Council Tax band: D / EPC Rating: D

Tenure: Freehold

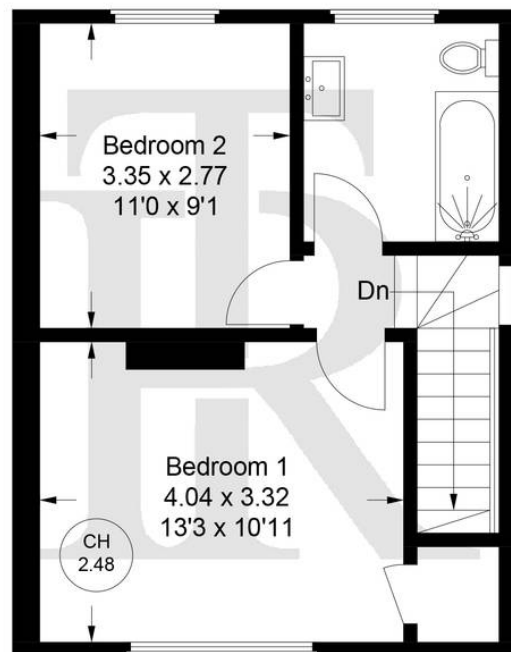




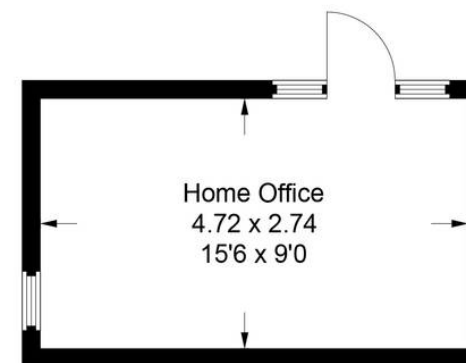
Ground Floor

CH 2.47 = Ceiling Height

[Dashed Box] = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual
Location / Orientation)

Outbuilding

8 Trees Road, HP14 4PW

Approximate Gross Internal Area
Ground Floor = 43.0 sq m / 463 sq ft
First Floor = 34.3 sq m / 369 sq ft
Outbuilding = 13.1 sq m / 141 sq ft
Total = 90.4 sq m / 973 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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