5 Pimms Grove, High Wycombe - HP13 7EE

Guide Price **£550,000**

TIM RUSS & Company

- Set in a quiet cul de sac location with far reaching countryside views is this three bedroom semi detached family home
- Lovingly updated by the present owners and offered in fantastic decorative order throughout

High Wycombe and the surrounding area offer a wide variety of leisure and entertainment facilities including the sports centre on Marlow Hill and the multi-screen cinema complex at Handy Cross. Eden, High Wycombe's new centre, offers extensive leisure and shopping facilities including a 12 screen cinema, 22 lane bowling alley, several restaurants and many well-known high street shops. For the commuter the Chiltern Line provides a regular rail service to London Marylebone from High Wycombe station, taking approximately 25 minutes. Junction 4 of the M40 motorway provides access to London and the M25. Buckinghamshire is renowned for its state and private education, details of which can be obtained from the local authority. The Royal Grammar School for boys is within a short walk with further grammar schools in the area including Wycombe High School for girls, Wycombe Abbey for Girls and John Hampden for boys to name but a few. Details will need to be confirmed with the appropriate schools to confirm their catchment areas.

Council Tax band: E

EPC Rating: C

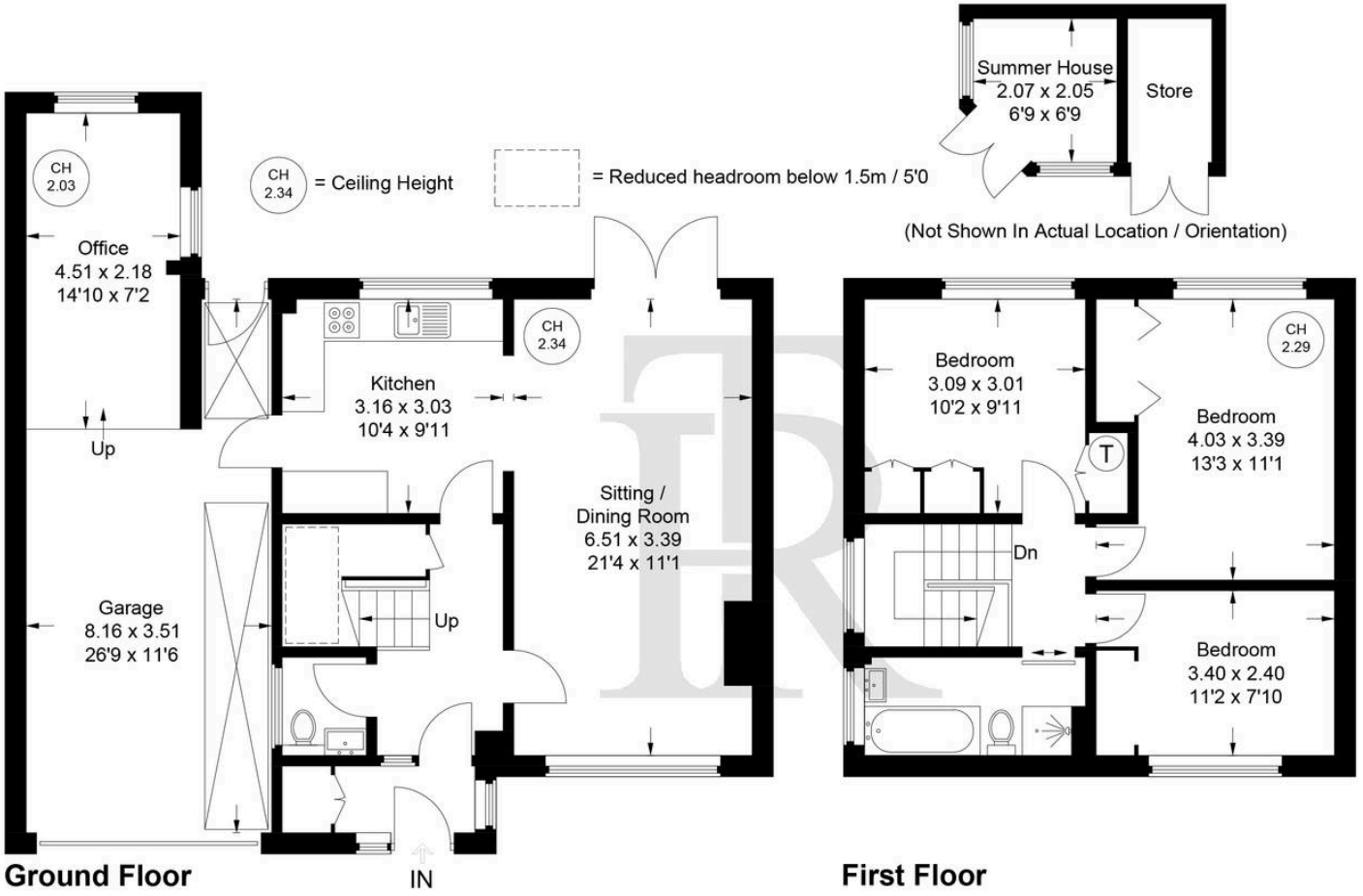
Tenure: Freehold

Set in a quiet cul de sac with far reaching countryside views, this beautifully presented three bedroom semi detached house offers an ideal family home in a sought after location.

The property welcomes you with a spacious entrance porch featuring a built in cupboard, which leads into a bright hallway with a convenient downstairs wc and further understairs storage. The heart of the home is the generous open plan living and dining area, which boasts a stylish feature fire and patio doors that fill the space with natural light. The modern kitchen is well appointed with a range of units and some integrated appliances. From the kitchen, a door gives access to the integral garage, and another door leads to a dedicated home office.
Upstairs, the property comprises two comfortable double bedrooms, each with built in wardrobes, alongside a generous single bedroom. These are served by the updated family bathroom, which features a separate bath and a walk in shower.

The rear garden is a lovely feature of this family home and provides a secure space for entertaining and children to play. A patio terrace leads to steps that rise to a level lawn area with further decked area at the rear and summerhouse.

Additional benefits include ample driveway parking leading to the garage.



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Approximate Gross Internal Area
Ground Floor = 80.7 sq m / 869 sq ft
First Floor = 43.5 sq m / 468 sq ft
Summer House / Store = 6.6 sq m / 71 sq ft
Total = 130.8 sq m / 1408 sq ft

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