



196 Amersham Road, High Wycombe - HP13 5AJ

Guide Price £900,000

 **TIM RUSS**
& Company



196 Amersham Road

High Wycombe

- Attractive, double fronted, detached family home with over 2000 sq ft of versatile & beautifully presented accommodation
- Walking distance to the highly regarded Royal Grammar School & Kingswood
- Beautifully landscaped, tiered rear garden with large level terrace
- Driveway parking for 4/5 vehicles

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

The property is ideally situated within easy access of Hazlemere and the larger centers of High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service (about 10-minute drive to the Metropolitan tube line) giving easy access to London (25 mins by train from High Wycombe). Heathrow is approximately half an hour's drive away. The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.



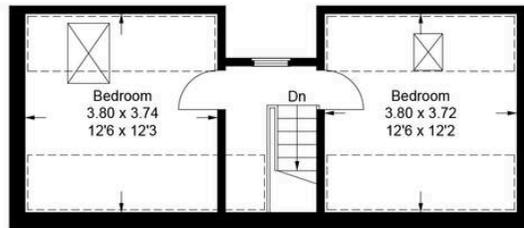
196 Amersham Road

High Wycombe

Close to prestigious schools. Perfect for families seeking style and convenience.

Impressive 5 Bedroom Detached House offers an inviting blend of elegance and functionality. Boasting an attractive double frontage, this family home presents over 2000 sq ft of versatile and beautifully presented accommodation. Ideally located within walking distance to the prestigious Royal Grammar School and Kingswood. The heart of the home lies in the beautiful L-shaped Kitchen/Breakfast room, complemented by a separate utility. The spacious sitting room opens up to the rear garden through double doors, seamlessly blending indoor and outdoor living. Additional living spaces include a dining room and separate family room. To the first floor you will find the Principal bedroom with refitted ensuite shower room. Three further double bedrooms, one of which is currently utilised as a fantastic walk-in dressing room, all serviced by a beautifully refitted family bathroom. Ascend to the second floor to find a practical study and occasional guest room, adding versatility to this already impressive property. The allure of this home extends beyond its interior, with a beautifully landscaped, tiered rear garden providing a serene haven for relaxation. A large level terrace offers the perfect spot for outdoor gatherings, while steps lead to two further levels of lawn bordered by mature trees, creating a private and tranquil sanctuary. Parking concerns are a thing of the past with ample driveway space for 4/5 vehicles, adding another layer of convenience to this exceptional property.

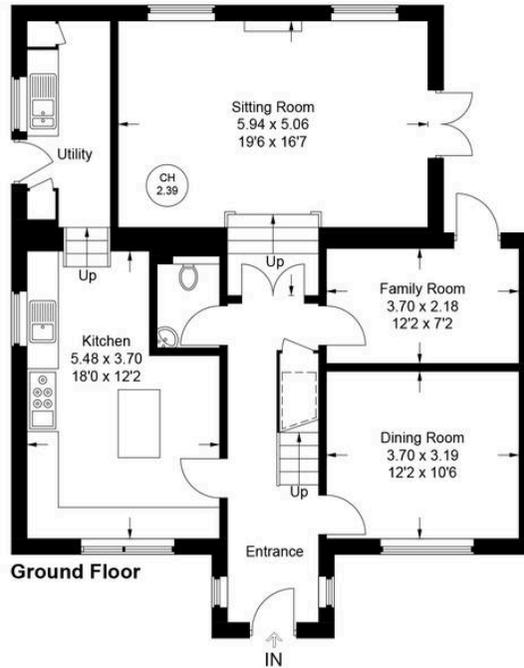




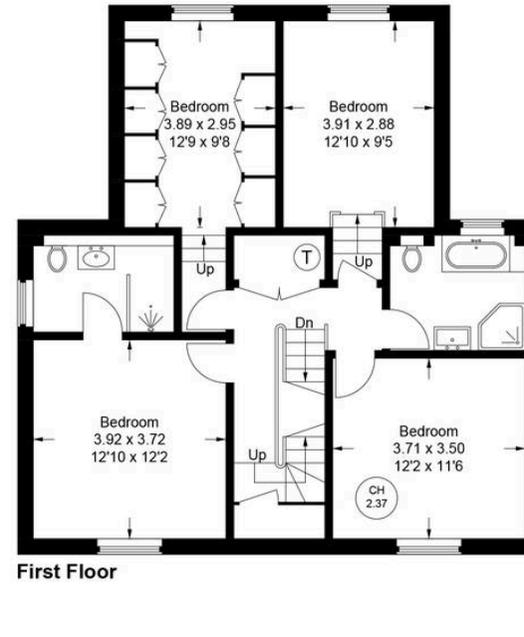
Second Floor

CH 2.39 = Ceiling Height

⋯ = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

196 Amersham Road, HP13 5AJ

Approximate Gross Internal Area

Ground Floor = 89.3 sq m / 961 sq ft

First Floor = 79.2 sq m / 852 sq ft

Second Floor = 33.9 sq m / 365 sq ft

Total = 202.4 sq m / 2178 sq ft

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

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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