



31 Trees Avenue

Hughenden Valley, High Wycombe

- Detached two bedroom bungalow
- Requires some updating with potential to extend STPP
- Large level plot with good size garden
- Two double bedrooms, kitchen, lounge, conservatory
- Generous entrance hallway
- Private road with adjacent open countryside

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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



31 Trees Avenue

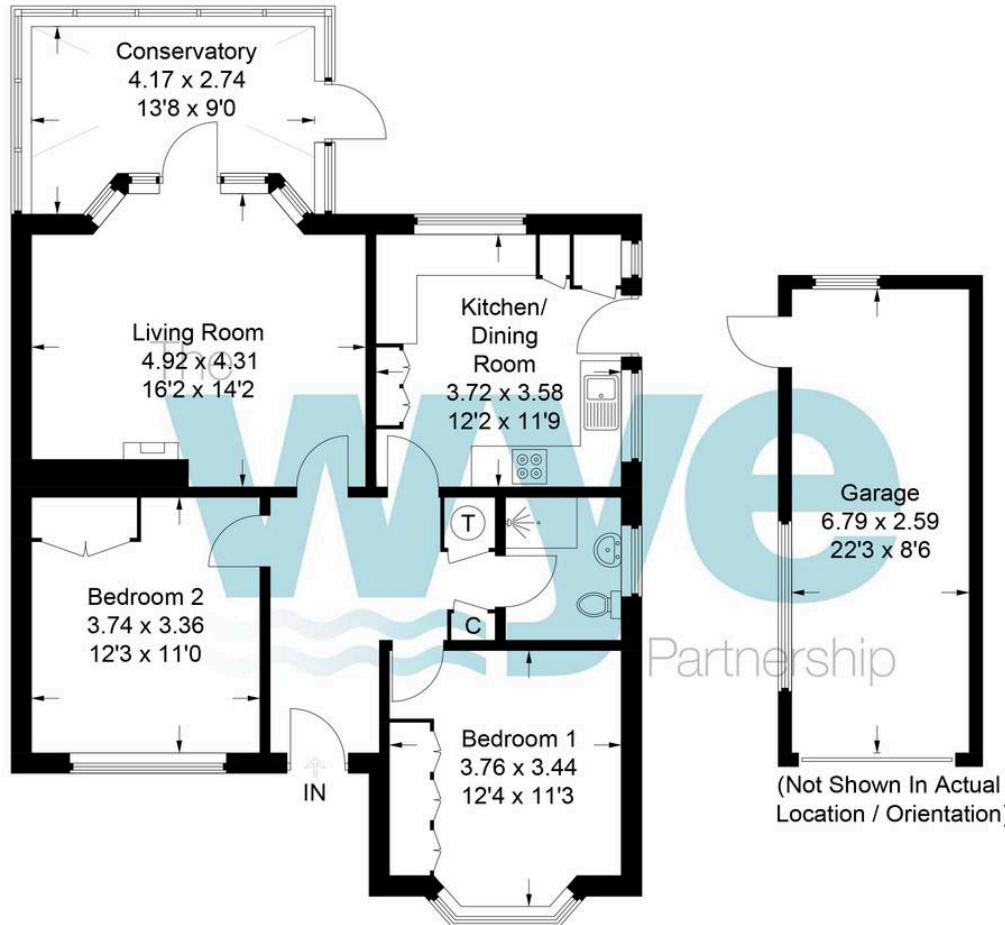
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Set on a tranquil private road with open countryside adjacent, this detached two-bedroom bungalow offers a rare opportunity to acquire a home with both character and potential. The property, requiring some updating, is generously proportioned throughout and boasts a thoughtfully arranged interior that will appeal to those seeking a versatile living space. Entering through a spacious hallway, each room flows naturally from the central hub. The lounge is bright and welcoming, ideal for relaxing or entertaining, and leads seamlessly into a conservatory that provides additional living space and a pleasant outlook. The kitchen has ample room for modernisation and the potential to install a modern kitchen to your taste. Both bedrooms are comfortable doubles, offering plenty of space for furnishings and storage, while large windows ensure each room is filled with natural light. The bathroom is conveniently positioned and modern. Throughout the bungalow, neutral décor provides a perfect starting point for new owners to make their mark. The property's layout is highly adaptable, with scope to reconfigure or extend (subject to planning permission), whether to create an expansive open-plan living area, a dedicated home office, or additional bedrooms. Heating is provided by a gas-fired boiler, and the property is double glazed throughout for comfort and efficiency. With its large level plot and good-sized garden, this home is ideal for those looking to embrace a peaceful lifestyle in a sought-after semi-rural location, yet still be within easy reach of local amenities and transport links. The property represents a superb opportunity for buyers looking to create their dream home in a unique setting. Whether you are seeking a home to modernise, extend, or simply enjoy as it is, this detached bungalow is brimming with possibilities and ready to welcome its next chapter.



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Approximate Gross Internal Area= 85.7 sq m / 922 sq ft
Garage = 17.7 sq m / 190 sq ft
Total = 103.4 sq m / 1,112 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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