



75 Friars Gardens, Hughenden Valley - HP14 4LU

Guide Price £650,000

 **TIM RUSS**
& Company



- Situated at the end of a quiet road in the heart of this delightful village in an Area of Outstanding Natural Beauty is this detached chalet style home
- Bright and spacious flexible accommodation throughout

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.

Council Tax band: F / EPC Rating: TBC

Tenure: Freehold



Situated at the end of a quiet road in the heart of a charming village within an Area of Outstanding Natural Beauty, this impressive four bedroom detached chalet-style home offers bright, spacious, and flexible accommodation ideal for family living.

The property welcomes you with a generous entrance hall that leads into a fully fitted kitchen, complete with quality appliances and ample storage, which conveniently connects to the dining room (perfect for entertaining or family meals). The sitting room features a fireplace as its focal point and enjoys an abundance of natural light, with patio doors opening into a versatile conservatory that can be used as a relaxing retreat or playroom. The ground floor further benefits from two well-proportioned rooms, both of which are suitable as bedrooms, guest accommodation, or adaptable home offices, alongside a practical cloakroom for added convenience. Upstairs, two large double bedrooms provide comfortable and peaceful retreats, each offering significant potential for the addition of an ensuite (subject to the necessary consents), and are served by a family bathroom.

The property also boasts a large front garden with ample driveway parking for at least six cars, leading to a detached garage, offering excellent storage or workshop space. This home is perfectly positioned for those seeking tranquillity and a sense of community, with the added benefit of being within easy reach of local amenities, reputable schools, and picturesque countryside walks.





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Approximate Gross Internal Area
 Ground Floor = 86.7 sq m / 933 sq ft
 First Floor = 45.3 sq m / 488 sq ft
 Outbuildings = 22.2 sq m / 239 sq ft
 (Including Garage)
 Total = 154.2 sq m / 1660 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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