



Estate Agents
Hurst

75 Friars Gardens, Hughenden Valley, Buckinghamshire, HP14 4LU
Offers In Excess Of £650,000

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Situated in a highly sought-after cul-de-sac in the heart of Hughenden Valley, this substantial four double bedroom detached family home offers spacious and versatile accommodation throughout. The property enjoys a quiet, tucked-away position on the edge of open fields, while still being within walking distance of the popular Hughenden Valley Primary School.

The accommodation comprises a welcoming entrance hall leading through to a spacious sitting room with a feature fireplace, guest cloakroom, a large conservatory with a pitched tiled roof enjoying pleasant views over the garden, a separate dining room and a modern fitted kitchen, four well-proportioned double bedrooms and a contemporary four-piece family bathroom suite. The property further benefits from a large enclosed rear garden, a detached garden office/studio, driveway parking for up to six vehicles, a garage, gas central heating and UPVC double glazing throughout.

Hughenden Valley is a picturesque and highly regarded location, offering a semi-rural feel while remaining conveniently close to High Wycombe town centre. The area is surrounded by beautiful countryside and woodland, including the nearby National Trust-owned Hughenden Manor, providing excellent walking and outdoor leisure opportunities. There are well-regarded local schools within catchment, along with easy access to transport links, including High Wycombe train station offering direct services into London Marylebone, and the A404 providing routes to the M40 and M4, making it ideal for commuters.



DETACHED FAMILY HOME
AMPLE DRIVEWAY PARKING FOR 6 CARS
GARAGE
DETACHED GARDEN OFFICE/STUDIO ROOM
GUEST CLOAKROOM
HUGHENDEN VALLEY VILLAGE
QUIET CUL-DE-SAC LOCATION
SOUTH WEST FACING REAR GARDEN
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING

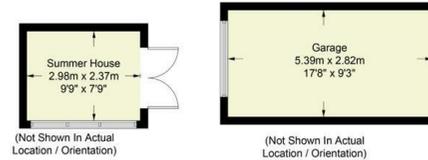






Friars Gardens

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



Floor Plan produced for Hursts 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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