



87 Hamilton Road, High Wycombe, Buckinghamshire, HP13 5BQ

A stunning, double fronted, four/five bedroom detached family home in an absolutely prime location just a two minute walk of The Royal Grammar School. The house has been carefully developed and renovated by its present owners, sitting comfortably within this large corner fronting plot, it is approached via a large carriage driveway which along with garaging provides parking for upwards of six vehicles. The ground floor living areas are well-defined into practical, user-friendly spaces that equally open up to create large expanses of open-plan living ideal for entertaining purposes. The accommodation includes; large reception hall, sitting room, snug, stunning centre of house luxury fitted kitchen/breakfast/dining/family room with bi fold doors to the rear entertaining area, inner hallway with coat storage cupboards, study/bedroom five, guest shower room, utility room, store room/small garage, detached office. The first floor landing leads to a master bedroom with large contemporary en-suite shower room, guest bedroom with modern en-suite shower room, two further double bedrooms and a family bathroom.

PRIME LOCATION

SUPERB CONDITION

VERSATILE ACCOMMODATION

MASTER & GUEST BEDROOMS

FOUR BATH/SHOWER ROOMS

DETACHED OFFICE

GAS CENTRAL HEATING

FULLY DOUBLE GLAZED

CARRIAGE DRIVEWAY

EARLY VIEWING ADVISED







Hamilton Road
 Approximate Gross Internal Area
 Ground Floor = 1873 sq ft / 174 sq m
 First Floor = 986 sq ft / 91.6 sq m
 Home Office / Store = 219 sq ft / 20.4 sq m
 Total = 3078 sq ft / 286 sq m
 (Excluding Car Port)



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.



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