



Estate Agents
Hurst

17 Friars Gardens, Hughenden Valley, Buckinghamshire, HP14 4LT
Offers In Excess Of £950,000

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A superb opportunity to purchase this substantial, four double bedroom family home that in our opinion must be one of the best homes on the road, given its spacious layout and huge rear garden which offer reaching views across the valley. The property has undergone a number of extensions and alterations over the years and now provides four large bedrooms of which the master has a large en-suite bathroom. It's location is probably one of the best plots in the popular village of Hughenden Valley which combines a rural village setting along with excellent school catchments including the RGS, Wycombe Grammar school, Holmer Green secondary and is walking distance of the local (highly regarded) primary school. The accommodation includes; entrance hall, guest cloakroom, study, family room, living room, modern fitted open plan kitchen/diner/breakfast room, utility room, master bedroom with en-suite bathroom, three further double bedrooms and family bathroom. The property also benefits from; gas central heating to radiators, double glazing, garage with driveway parking and rear garden in excess of 100ft with large patio area, pond and 20ft workshop. The property is also offered to the market with no onward chain.



FOUR DOUBLE BEDROOMS

GARAGE & DRIVEWAY

THREE RECEPTION ROOMS

STUNNING PROPERTY

FANTASTIC VIEWS ACROSS THE VALLEY

NO CHAIN

OPEN PLAN KITCHEN/BREAKFAST ROOM

IDEAL FAMILY HOME

SOUGHT-AFTER LOCATION

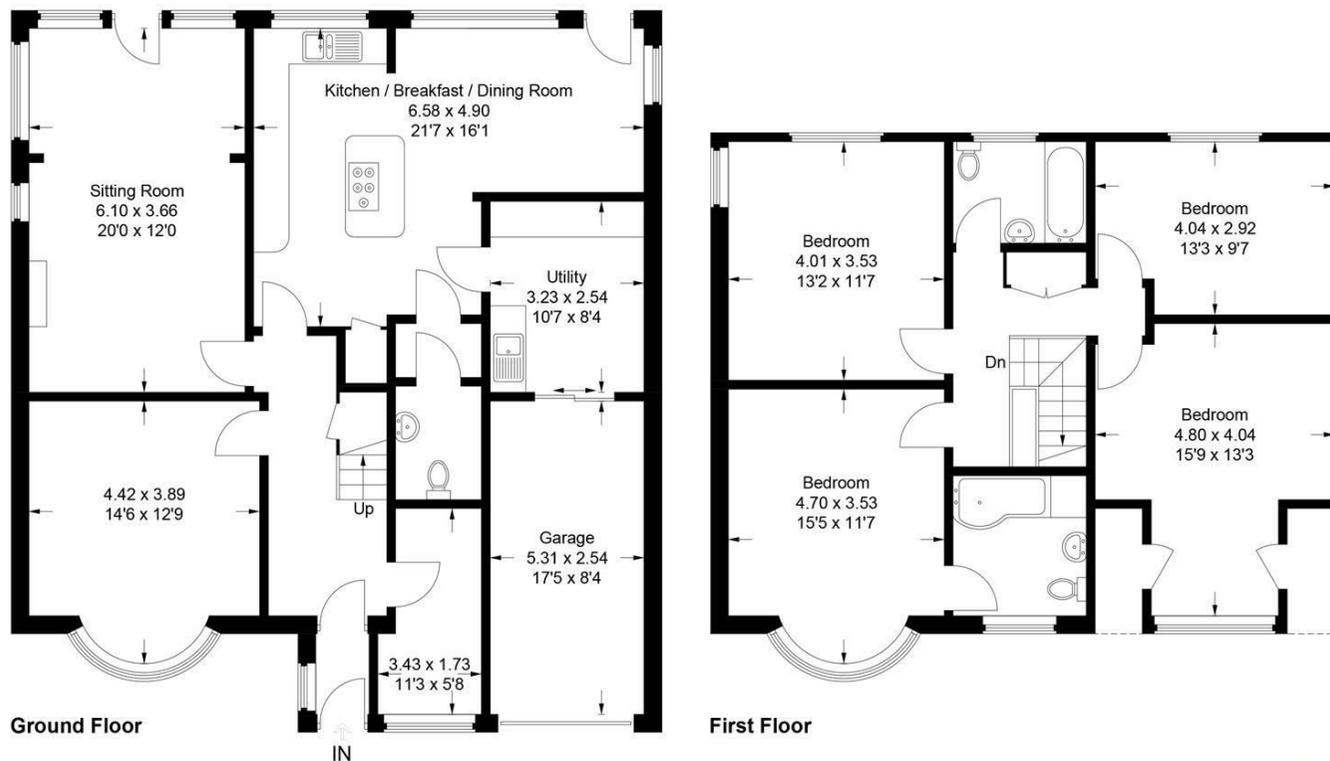
EXTENDED DETACHED







Approximate Gross Internal Area
 Ground Floor = 113.3 sq m / 1,219 sq ft
 First Floor = 78.8 sq m / 848 sq ft
 Total = 192.1 sq m / 2,067 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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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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