



Andelain Warrendene Road, Hughenden Valley - HP14 4LY

Guide Price £725,000

 **TIM RUSS**  
& Company





- A bright and spacious detached chalet style home set in this desirable village location with outstanding views across the Hughenden Valley
- Lovingly updated by the current owners and presented in excellent decorative order throughout
- Electric car charger installed on the driveway  
7.5kW solar panel system installed, with battery storage and solar immersion for hot water

Hughenden Valley provides an ideal setting for raising a family with very good recreational, cultural and educational opportunities. The ANOB 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). 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 12 miles south providing access to the west, Heathrow and the M25 network.



**Council Tax band: F**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: B**



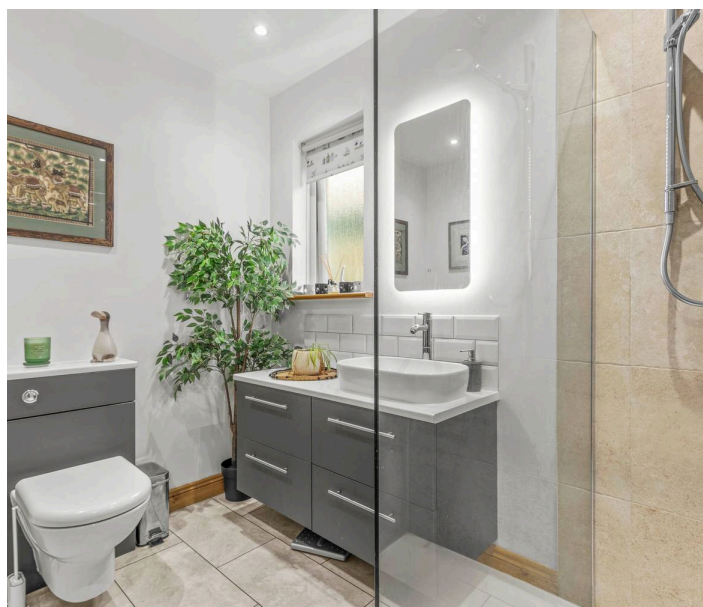
This beautiful 4 Bedroom chalet bungalow is situated in a popular village location offering panoramic views of the Hughenden Valley and stunning countryside walks close by, it is also fitted with 7.5kW solar panel system with battery storage and solar immersion for hot water.

Upon entry, residents are welcomed by a bright and inviting interior. The property has been meticulously updated by the present owners, ensuring a flawless decorative finish throughout. The ground floor boasts three generously sized reception rooms, ideal for entertaining or relaxation. The well-equipped kitchen features a range of base and eye level units, integrated appliances, and a convenient side door leading to the garden, adding practicality to its charm.

In addition to the main living spaces, a dedicated study area provides a quiet retreat for work or study. The ground floor is further enhanced by a luxurious-sized bedroom complete with fitted wardrobes, complemented by a recently renovated shower room for added convenience.

Ascending to the first floor, three additional double bedrooms await, each offering ample space and natural light. These bedrooms are serviced by a newly refurbished family bathroom.

Embracing outdoor living, a patio area at the rear of the property transitions seamlessly to a generous lawn bordered by mature flower beds and enclosed by timber fencing for privacy and a gravel driveway at the front providing convenient off-road parking with electric car charger.







## Andelain, Warrendene Road, HP14 4LY

Approximate Gross Internal Area

Ground Floor = 114.2 sq m / 1229 sq ft

First Floor = 70.9 sq m / 763 sq ft (Including Eaves)

Total = 185.1 sq m / 1992 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.



## Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

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