



43 Pimms Grove, High Wycombe - HP13 7EF

Guide Price £560,000

TR TIM RUSS
& Company



- Beautifully presented throughout and updated by the current owners is this three double bedroom semi detached family home
- Benefiting from far reaching views and set in a quiet cul de sac location

High Wycombe and the surrounding area offer a wide variety of leisure and entertainment facilities including the sports centre on Marlow Hill and the multi-screen cinema complex at Handy Cross. Eden, High Wycombe's new centre, offers extensive leisure and shopping facilities including a 12 screen cinema, 22 lane bowling alley, several restaurants and many well-known high street shops. For the commuter the Chiltern Line provides a regular rail service to London Marylebone from High Wycombe station, taking approximately 25 minutes. Junction 4 of the M40 motorway provides access to London and the M25. Buckinghamshire is renowned for its state and private education, details of which can be obtained from the local authority. The Royal Grammar School for boys is within a short walk with further grammar schools in the area including Wycombe High School for girls, Wycombe Abbey for Girls and John Hampden for boys to name but a few. Details will need to be confirmed with the appropriate schools to confirm their catchment areas.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



Presenting a stunning opportunity to acquire a meticulously maintained property, this three-bedroom semi-detached house has been thoughtfully updated by the current owners to create a warm and inviting family home.

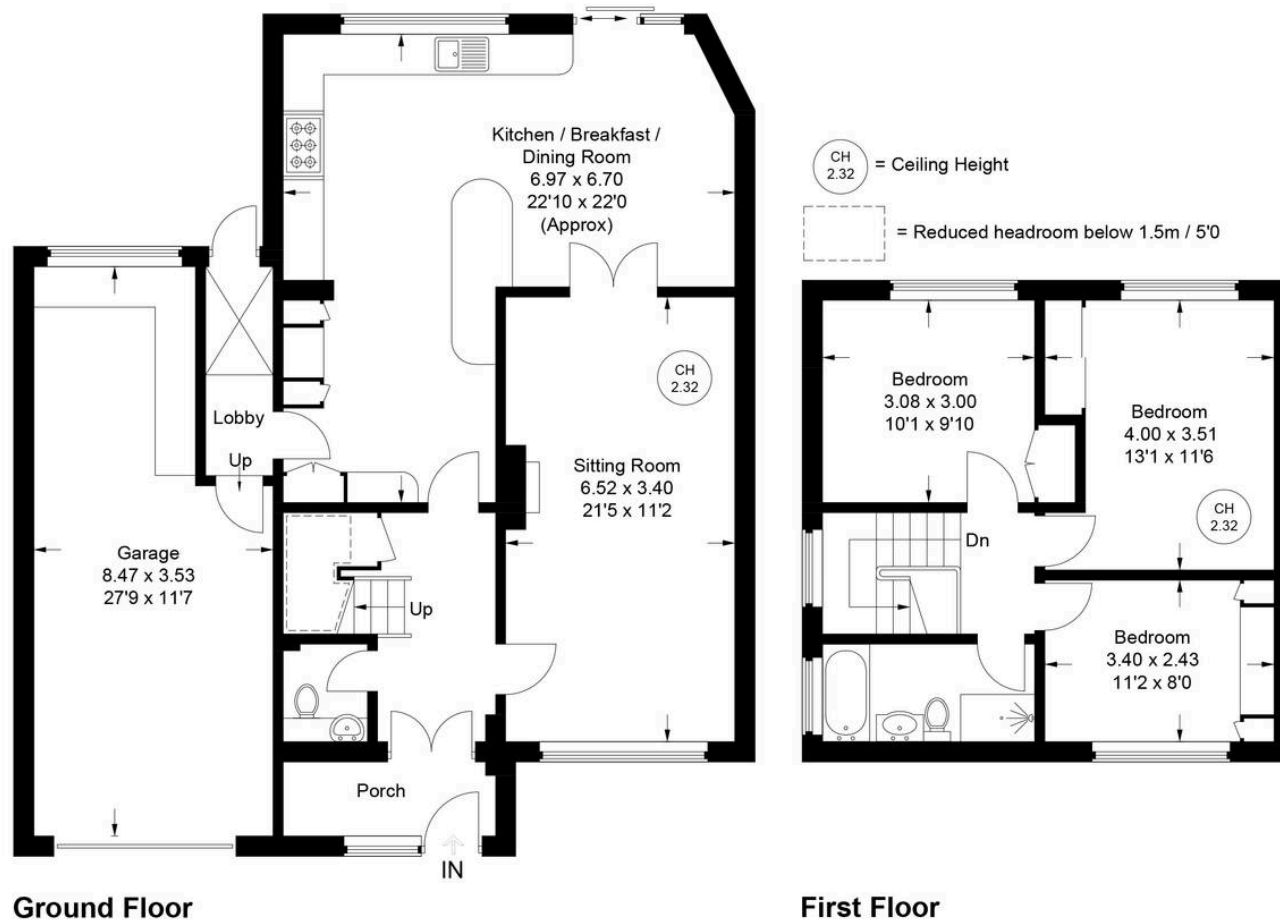
Nestled in a serene cul de sac and boasting breathtaking panoramic views, this residence is sure to captivate discerning buyers. As you enter through the entrance porch into the hallway, you are greeted by a delightful blend of modern comforts and traditional charm. The ground floor features a convenient downstairs wc and useful understairs storage.

The heart of the home is the impressive 21ft x 11ft sitting room, where a newly installed wood-burning stove creates a cosy ambience, perfect for relaxing or entertaining guests. The spacious L-shaped kitchen/breakfast/dining area is a culinary haven, complete with patio doors opening onto a terrace. Double doors lead to the sitting room, while a door off the kitchen leads to an inner lobby, providing access to the extended garage and workshop.

Upstairs, two generous double bedrooms offer ample storage with fitted cupboards, while an additional bedroom, currently utilised as a study, showcases bespoke fitted furniture. These rooms are serviced by the newly installed family bathroom, featuring a double shower and separate bath.

Outside, the tiered rear garden provides the perfect backdrop to this family home featuring a large patio perfect for al fresco dining, leading down to a sizeable lawn surrounded by mature shrubs. The tranquil setting overlooks the picturesque Gomm Valley, providing peaceful views. Residents will appreciate the convenience of a resin driveway leading to the garage, ensuring ample off-street parking space.





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Approximate Gross Internal Area

Ground Floor = 106.2 sq m / 1143 sq ft

(Including Garage)

First Floor = 43.9 sq m / 472 sq ft

Total = 150.1 sq m / 1615 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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