



Kingsmead Coombe Lane, Hughenden Valley - HP14 4NX

Guide Price £700,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain and located within easy access to the village store, excellent transport links and well regarded schools
- Situated on a mature corner plot offering excellent scope to update and improve is this light and spacious four bedroom, two bathroom extended detached house

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: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



Nestled in a sought-after location, this impressive 4-bedroom detached house is now available with no onward chain, presenting an exceptional opportunity for its next owner. Conveniently situated within easy reach of the village store, excellent transport links, and well-regarded schools, this property boasts a prime position. Set on a mature corner plot, the residence provides ample space and potential for modernisation and enhancement. Stepping inside, the entrance hall leads to a downstairs cloakroom, a generous sitting room with a fireplace and sliding patio doors, a separate dining room, and a kitchen/breakfast room with door to the utility. The main bedroom features fitted wardrobes and an ensuite bathroom with a separate shower, while three additional bedrooms are serviced by the family bathroom. Further adding to its appeal, the property includes a 30ft double garage and plentiful driveway parking at the rear.

Moving outdoors, the property's charm continues with its beautifully landscaped rear gardens. A true outdoor oasis, the gardens feature paved seating areas connected by pathways leading to a central lawn adorned with lush flower and shrub borders, as well as specimen trees. The tranquil ambience created by the garden's design offers a serene setting for relaxation and entertaining alike. With its versatile living spaces, desirable location, and potential for further improvement, this inviting residence presents a rare opportunity to create a dream home tailored to individual tastes and requirements.





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Approximate Gross Internal Area

Ground Floor = 76.7 sq m / 825 sq ft

First Floor = 75.0 sq m / 807 sq ft

Outbuilding = 53.2 sq m / 573 sq ft

Total = 204.9 sq m / 2205 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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