



90 Green Hill, High Wycombe - HP13 5QE

Offers Over £525,000

 **TIM RUSS**
& Company



- A beautifully presented three bedroom detached family home a short walk to the Royal Grammar school
- Situated in a popular location with commanding views towards Hughenden Valley

The property is ideally situated a short walk to the main line station, approximately 20 minutes. It provides a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. Just around the corner from the family home, the stunning Hughenden park, perfect for countryside walks and enjoying the great outdoors. High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. For families there are a number of highly regarded schools in the area, notably the nearby Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development which includes a state-of-the-art leisure centre and full-size Waitrose.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



Introducing this lovely 3 bedroom detached family home enjoying a prime location just a short stroll from the esteemed Royal Grammar school. Nestled in a sought-after area, the property boasts captivating views overlooking the picturesque Hughenden Valley.

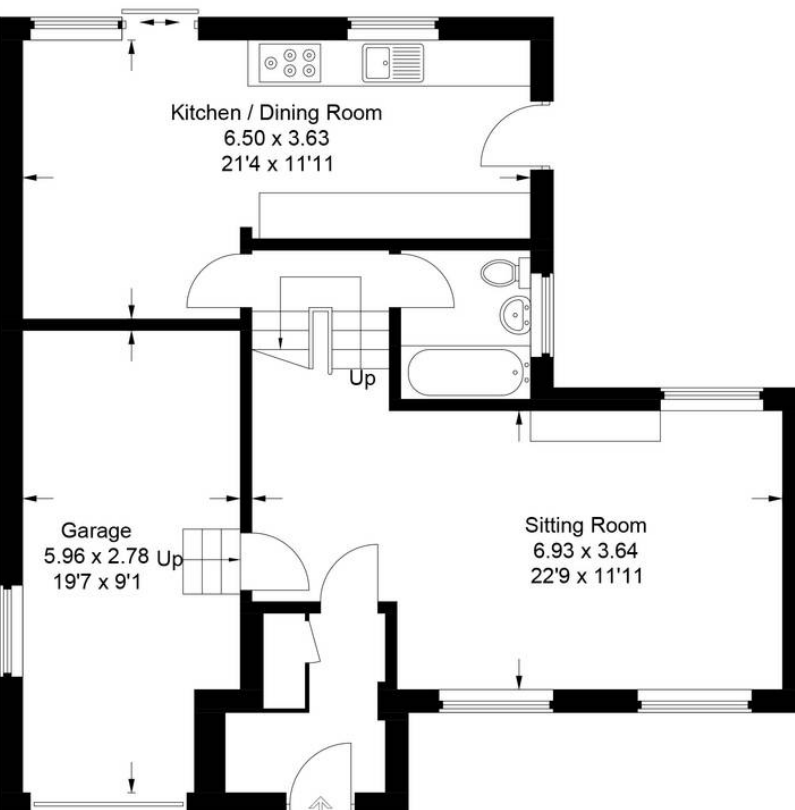
Upon entering, a welcoming entrance hall adorned with herringbone flooring gracefully leads to a bright and spacious double fronted sitting room, featuring a charming focal point in the form of a cosy fireplace setting. Ascending three steps, you'll find the fitted Kitchen/Dining room, complete with integrated appliances, a convenient side door to the garden, and inviting patio doors that open to a terrace, perfect for alfresco dining and entertaining and a stylish contemporary family bathroom.

To the first floor you will find the principal bedroom with fitted cupboard and eaves storage, two additional bedrooms and a sleek shower room.

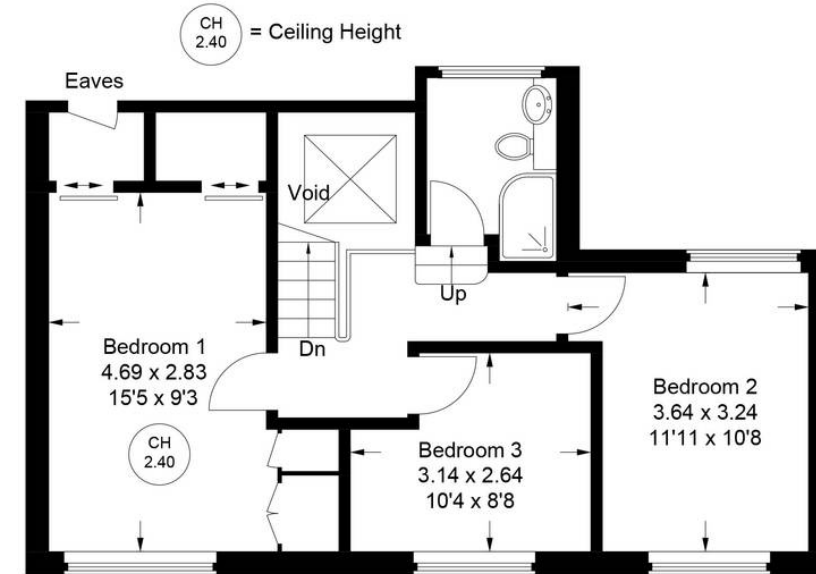
Outdoors, a delightful south-facing family size garden awaits, complete with a generous patio area ideal for relaxation and soaking up the sun's rays. Steps lead onto lawn, accented by a garden shed and enclosed by mature hedging and timber fencing, ensuring privacy and tranquillity.

Completing this inviting residence is ample driveway parking, granting easy access and convenience, alongside an integral garage offering additional storage space.





Ground Floor



First Floor

90 Green Hill, HP13 5QE

Approximate Gross Internal Area

Ground Floor = 75.4 sq m / 812 sq ft

First Floor = 47.5 sq m / 511 sq ft

Total = 122.9 sq m / 1323 sq ft

(Including Garage / Excluding Void)

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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