



Hammersley Lane, High Wycombe - HP13 7BZ

Offers Over £825,000

 **TIM RUSS**
& Company



Ashdown Hammersley Lane

High Wycombe,

- Five Bedroom Detached Home
- Self Contained Annexe
- Easy access to the M40
- Sitting Room, Living Room & Conservatory
- Kitchen/Breakfast Room Plus Utility
- Ground Floor Bathroom & En suite
- First Floor Shower Room
- Attractive Open Outlook

The property is ideally situated on the borders of Loudwater and Tylers Green and therefore convenient for access to the main towns of High Wycombe and Beaconsfield with their excellent shopping and leisure facilities as well main line train stations serving London. Heathrow airport is approximately twenty minutes' drive away via M40 (junction 3) & M25.



Ashdown is within a short drive from a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar school for boys and Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.



Hammersley Lane

High Wycombe,

Step inside and be instantly impressed by the generous space and thoughtful design of this beautiful home. Perfectly suited for modern family living, it offers five well-proportioned bedrooms, including two conveniently located on the ground floor. With two bathrooms plus an ensuite, comfort and practicality are at the heart of this property.

Adding even more versatility, the self-contained annexe provides its own kitchen, bathroom, and living area that is perfect for extended family and visiting friends. Conveniently located a short drive to the M40 and in catchment for the highly regarded grammar schools.

Natural light floods the rooms, creating a warm and welcoming atmosphere, while lovely views add to the charm. The garden is a true sanctuary, a peaceful space to relax and entertain. To the front, you'll find ample driveway parking for several vehicles, making everyday life effortless. This home combines flexibility, space, and lifestyle in one exceptional package and ready to welcome its next owners.

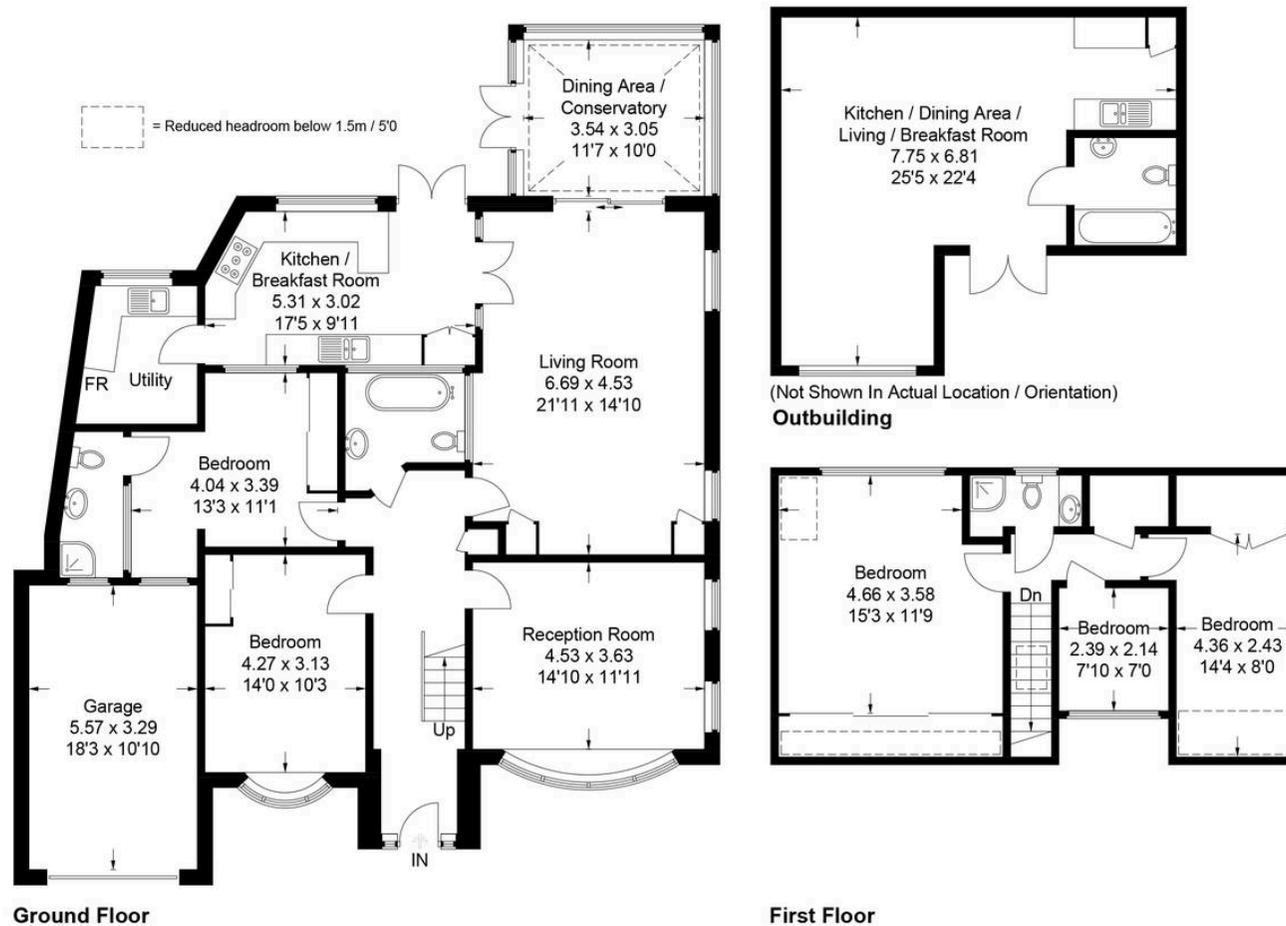
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Approximate Gross Internal Area
 Ground Floor = 133.3 sq m / 1,435 sq ft
 First Floor = 53.9 sq m / 580 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Outbuilding = 41.5 sq m / 447 sq ft
 Total = 247 sq m / 2,659 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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