



17 Park View Crescent Coates Lane, High Wycombe - HP13 5DA  
£650,000





- An elegant end of terrace town house, situated in a popular location overlooking the stunning National Trust Hughenden Manor park

Overlooking the national trust Hughenden Valley, High Wycombe and the surrounding areas offer the sports centre on Marlow Hill and the multi-screen cinema complex at Handy Cross. Eden, High Wycombe's new shopping centre, offers extensive leisure and shopping facilities including a cinema, bowling alley, several restaurants and many well-known high street shops, while the John Lewis Department store can be located on the outskirts of the town. 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 at High Wycombe provides access to London and the M25. Other nearby towns easily accessible are Beaconsfield, Marlow and Amersham. 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 distance 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.



This elegant four bedroom end of terrace town house enjoys a prime position overlooking the picturesque National Trust Hughenden Manor park.

Newly decorated throughout, the property provides light and airy accommodation, starting with a welcoming entrance hall and downstairs WC. The contemporary kitchen/breakfast room is well equipped and leads seamlessly into a spacious family room, with double doors opening directly to the garden. A separate utility room adds further practicality. On the first floor, the well proportioned sitting room boasts stunning park views. The principal bedroom features fitted wardrobes and a stylish ensuite shower room. Upstairs, the second floor offers a further guest bedroom (again with lovely views) and ensuite shower, two additional bedrooms, and a well appointed family bathroom. The property is ideally located for a level and easy walk to High Wycombe town centre and railway station, making it an excellent choice for commuters and families alike.

The sunny, landscaped rear garden is designed for easy maintenance, providing a perfect space to relax and enjoy the outdoors. Recently enhanced by a newly constructed home office (with power and heating), the garden offers an ideal solution for those seeking a dedicated workspace or creative studio at home. A rear access door leads directly to an impressive 36'2 x 12'10 garage/storage area, ideal for secure parking or additional storage needs. You will also find guest/visitor parking in allocated areas with additional parking in the car park across the road.

**Council Tax band: F**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**





### 17 Park View Crescent, Coates Lane, HP13 5DA

Approximate Gross Internal Area  
 Ground Floor = 43.4 sq m / 467 sq ft  
 First Floor = 43.4 sq m / 467 sq ft  
 Second Floor = 43 sq m / 463 sq ft  
 Garage / Office = 43.6 sq m / 469 sq ft  
 Total = 173.4 sq m / 1866 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.  
 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

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