



2 Tancred Road, High Wycombe - HP13 5EF

Guide Price £550,000

 **TIM RUSS**
& Company



- This property presents an exciting opportunity to modernise and refurbish throughout
- Situated close to Hughenden Park, excellent local schools, amenities and transport links

A stroll to the national trust Hughenden Valley, High Wycombe and the surrounding areas 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 shopping 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 whilst John Lewis Department store is on the outskirts of the town. For the commuter the Chiltern Line provides a regular rail service to London Marylebone from High Wycombe station, approx 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 is within a short distance with further grammar schools in the area including Wycombe High School, Wycombe Abbey and John Hampden. Details will need to be confirmed with the appropriate schools to confirm their catchment areas.



Occupying a desirable position in a sought-after residential area, this extended detached house offers a rare opportunity for those seeking a spacious family home with the potential to modernise and personalise throughout. The property is ideally located within easy reach of Hughenden Park, highly regarded local schools, a range of amenities and convenient transport links, making it well suited for both families and professionals alike.

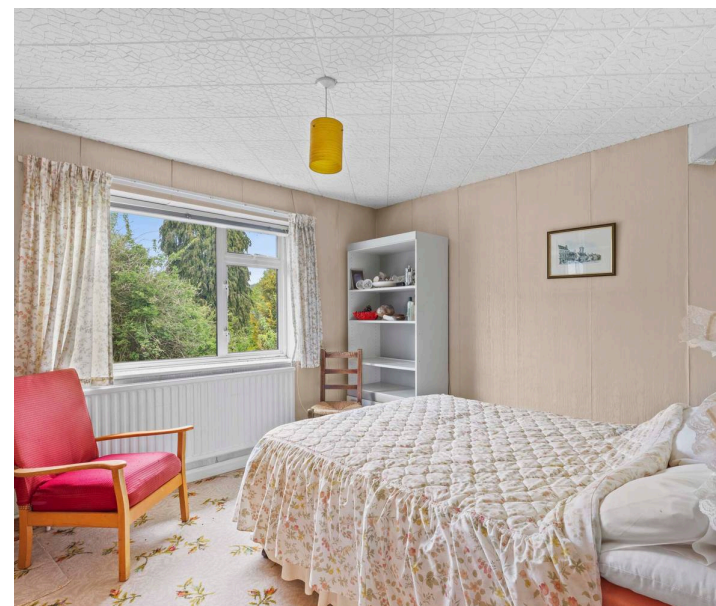
Upon entering, you are welcomed by a generous entrance hall with understairs storage and a downstairs cloakroom. The extended kitchen/breakfast room offers ample space for informal dining and benefits from a door leading to the rear. The impressive 20ft dining room is enhanced by a feature box bay window that floods the space with natural light. Steps lead down to a large 18ft double aspect sitting room.

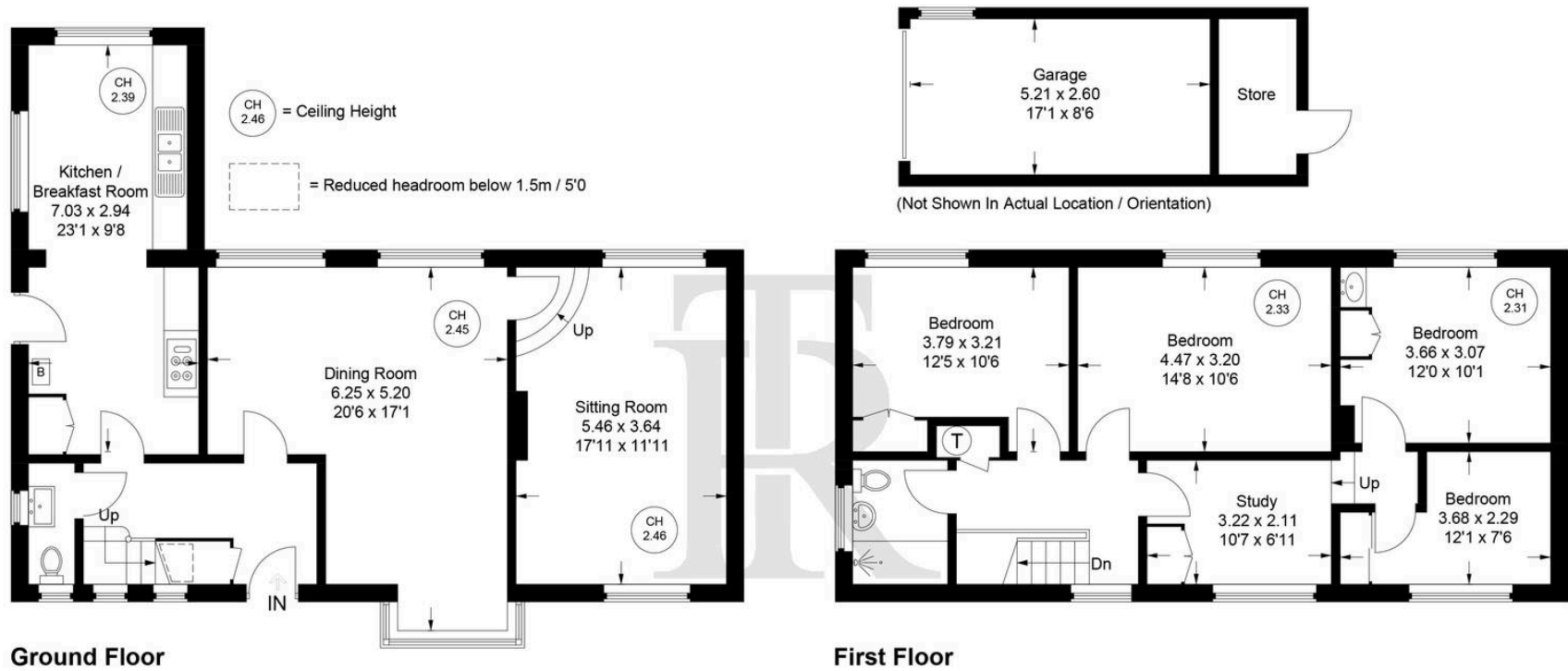
Upstairs, the accommodation comprises three well-proportioned double bedrooms, a further single bedroom, and an additional study/occasional bedroom, offering flexibility for home working or guest accommodation. The family shower room is centrally located to serve all bedrooms.

Further benefits include ample driveway parking to the front, which leads to a 17ft detached garage with an adjoining store. The property is set within wrap-around gardens on three sides (mainly laid to lawn with seating areas), offering scope for landscaping. This home presents an exciting opportunity to create a bespoke living environment in a regarded location, with generous proportions, versatile accommodation and significant potential for improvement.

Council Tax band: F / EPC Rating: D

Tenure: Freehold





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Approximate Gross Internal Area
 Ground Floor = 78.9 sq m / 849 sq ft
 First Floor = 66.5 sq m / 716 sq ft
 Outbuilding = 18.1 sq m / 195 sq ft
 Total = 163.5 sq m / 1760 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.



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By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



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