



9 Trees Road, Hughenden Valley - HP14 4PN

Offers Over £600,000

 **TIM RUSS**
& Company



- An attractive and extended Edwardian semi detached home set on a popular private road within the heart of Hughenden Valley

Hughenden Valley provides an ideal setting for raising a family with particularly good recreational, cultural, and educational opportunities. The AONB 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). There is a bus stop about five minutes' walk from the property. 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 twelve miles south providing access to the west, Heathrow and the M25 network.



EPC Rating: D

Council Tax band: E

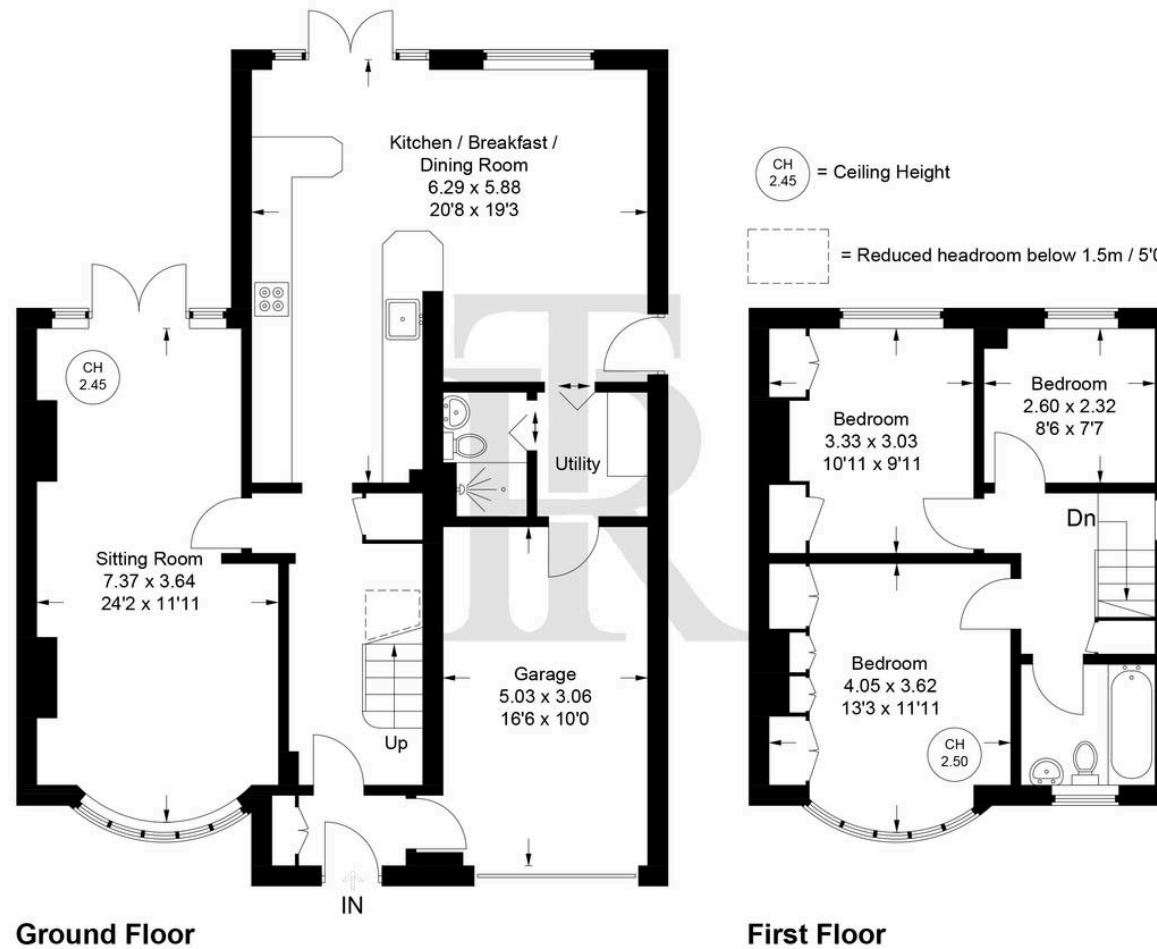
Tenure: Freehold



Nestled on a sought-after private road in the heart of Hughenden Valley, this beautifully presented three-bedroom semi-detached house offers a harmonious blend of classic period features and modern living spaces, making it an ideal family home. Arranged across two spacious reception rooms, the property boasts inviting living areas highlighted by charming period fireplaces and elegant bay windows, creating a warm and welcoming atmosphere. Both reception rooms are flooded with natural light, benefitting from large French doors that open directly onto the garden, ensuring seamless indoor-outdoor living and easy access for entertaining or relaxation. The contemporary open-plan kitchen and dining area is thoughtfully designed with sleek modern cabinetry, integrated appliances and breakfast bar. Each of the three bedrooms is bright and comfortable, with built-in storage solutions and large windows. The modern family bathroom features high-quality fixtures, fully tiled walls, a contemporary shower, and a wall-mounted sink, combining practicality with a sleek design.

Additional features further enhance the appeal of this outstanding property. A spacious driveway offers ample off-road parking, supplemented by an attached garage. The front garden is meticulously maintained, framed by mature hedges and lush greenery. To the rear, the expansive garden is truly a highlight, with beautifully landscaped lawns, mature trees, vibrant plantings, and multiple outdoor seating areas. Gardening enthusiasts will appreciate the presence of a greenhouse, allowing for year-round cultivation, while the patio and bi-fold doors create effortless transitions for alfresco dining and summer entertaining.





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Approximate Gross Internal Area
 Ground Floor = 93.1 sq m / 1002 sq ft (Including Garage)
 First Floor = 40.5 sq m / 436 sq ft
 Total = 133.6 sq m / 1438 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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