



24 Hithercroft Road, High Wycombe - HP13 5LS

Offers Over £700,000

TIM RUSS
& Company



- A beautifully presented and thoughtfully extended detached family home overlooking a pleasant green to the front and benefiting from a beautiful south facing garden to the rear
- Walking distance to village amenities, transport links, picturesque Downley common and beautiful National Trust countryside walks

Close to National Trust-owned Downley Common which serves as a gateway to acres of beautiful Chiltern Countryside and woodland, perfect for beautiful walks. Downley has both a Tesco Express and a Co-Op supermarket along with several other village shops. The Downley school is just around the corner, whilst for the older children you have access to some of the finest state grammar schools – John Hampden, RGS & Wycombe High. High Wycombe town centre, Eden shopping complex is easily accessible and offers a more extensive range of amenities including high street stores, restaurants, Tesco Supermarket and Cinema/Bowling complex. You will also find Wycombe Swan Theatre which hosts quality shows, concerts and comedians. The mainline Train station provides regular fast service to London Marylebone & Birmingham and the M40 can be accessed from Junction 4 to London, Oxford and The North.

Council Tax band: E / EPC Rating: C

Tenure: Freehold



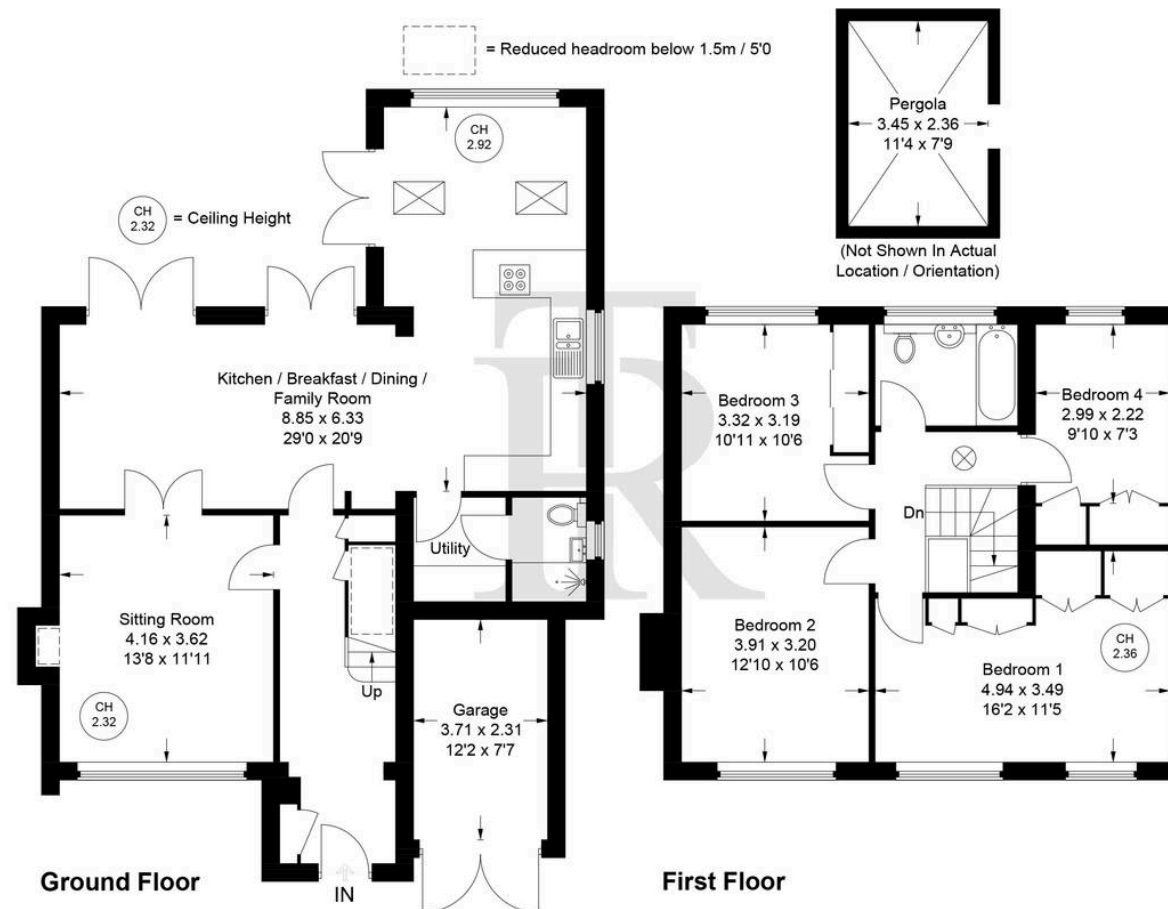
This beautifully presented and thoughtfully extended four bedroom detached family home is positioned in a sought-after location overlooking a pleasant green to the front. Ideally situated within walking distance of village amenities, convenient transport links, the picturesque Downley Common with scenic countryside walks in National Trust woodland less than 2 minutes from the front door.

On entry, a large and welcoming entrance hall greets you, setting the tone for the spacious accommodation throughout. The sitting room features a charming wood burning stove, original herringbone parquet flooring and double doors that open into the impressive kitchen/breakfast/dining/family room. The heart of the home, this stunning open-plan space boasts a vaulted ceiling at the sitting room end, herringbone flooring and three sets of patio doors that flood the area with natural light from the south facing garden to the rear. The kitchen is fitted with a comprehensive range of units, premium natural quartzite worktops and integrated appliances, with a connecting door to a useful utility room and a downstairs shower room.

Upstairs, the large principal bedroom measures 16'2 x 11'5 and benefits from a range of fitted wardrobes. Two further double bedrooms (one with fitted cupboards) and a large single bedroom or study (with fitted wardrobes) are served by a lovely family bathroom.

To the front of the property the driveway leads to an integral garage, as well as gated side access. The rear garden is a fine feature of this family home, offering a generous patio area immediately to the rear with raised flower beds and steps leading on to a level lawn surrounded by mature shrubs & trees with further sun deck to the rear.





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Approximate Gross Internal Area
 Ground Floor = 73.3 sq m / 789 sq ft
 First Floor = 60.3 sq m / 649 sq ft
 Garage = 8.6 sq m / 92 sq ft
 Total = 142.2 sq m / 1530 sq ft
 (Excluding Pergola)

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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 For more information please visit our website.



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