

44 Trees Road, Hughenden Valley, HP14 4PW

Asking Price £900,000 *Freehold*

This beautifully positioned five-bedroom detached chalet bungalow enjoying far-reaching views across the Hughenden Valley, offering versatile and generously proportioned accommodation arranged over two floors.

- Five-Bedroom Detached Chalet Bungalow
- Far-Reaching Views Across Hughenden Valley
- Approximately 2,315 Sq Ft Of Total Accommodation
- Private Road
- Spacious Living/Dining Room
- Generous Kitchen/Breakfast Room
- Three First-Floor Bedrooms
- Principal Bedroom With Walk-In Wardrobe
- Two Further Bedrooms On The Ground Floor
- Highly Versatile Family Accommodation In a Sought-After Valley Setting.
- EPC: C







This beautifully positioned five-bedroom detached chalet bungalow enjoying far-reaching views across the Hughenden Valley, offering versatile and generously proportioned accommodation arranged over two floors.

Situated in an enviable elevated position on a private road with far-reaching views across the surrounding Hughenden Valley, this spacious five-bedroom detached chalet bungalow offers flexible and versatile accommodation ideal for modern family living.

The property provides approximately 2,315 sq ft of accommodation, including a substantial detached outbuilding, with the main house arranged over two floors. The ground floor features a generous living/dining room, a well-appointed kitchen/breakfast room, two bedrooms and bathroom facilities, while the first floor provides three further bedrooms, including a principal bedroom with a walk-in wardrobe, together with additional bathroom accommodation.

The heart of the home is the impressive living/dining room, providing a generous space for both relaxing and entertaining. The kitchen/breakfast room is similarly well proportioned, with ample room for dining and family use.

Upstairs, the accommodation continues with three bedrooms, providing excellent flexibility for a growing family, guests, or home working. The principal bedroom benefits from a walk-in wardrobe.

Outside, the property is further enhanced by a outbuilding, offering a particularly versatile space that could suit a home gym, studio, workshop, office or leisure room, subject to any necessary permissions and improvements.

The combination of generous accommodation, versatile outbuilding space and an elevated position with attractive valley views makes this a particularly appealing family home in the sought-after village of Hughenden Valley.

Tenure: Freehold
The property offers a potential rental income of £2,500 PCM.
Council Tax band E. EPC band C.

Agents Note
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer
Please note that it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note that we shall require proof of funds before we instruct the sale, together with your instructed solicitors.



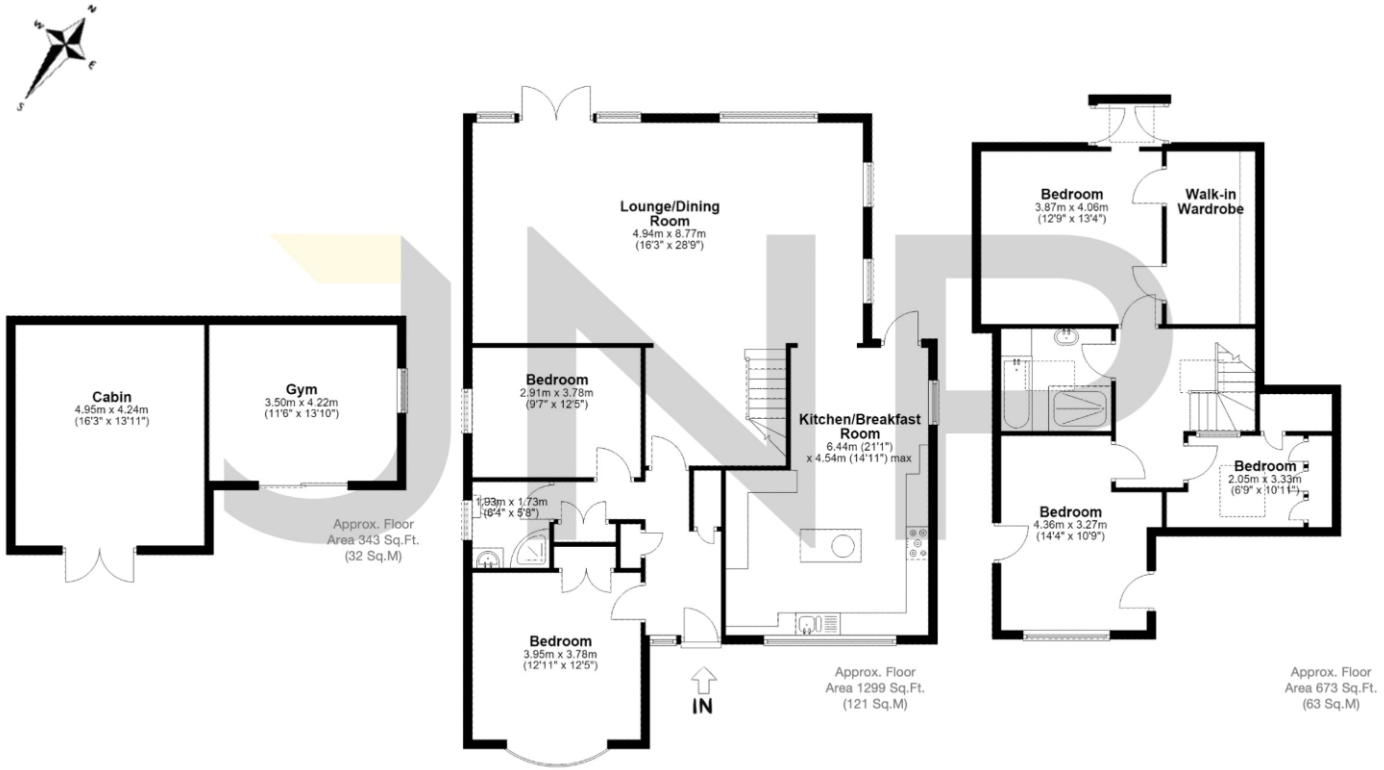













**The approximate total area for the elements of the property represented on the floorplan is 215 SqM (2315 Sq.Ft)**

**Trees Road, High Wycombe, Buckinghamshire, HP14 4PW**

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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