



28 Brands Hill Avenue  
High Wycombe

**TIM RUSS**  
& COMPANY



28 Brands Hill Avenue  
High Wycombe, Bucks  
HP13 5QA

A beautiful family home meticulously improved to an exacting standard in this popular location

**£845,000**



## The Property

A handsome family home with character, convenient for train station and highly regarded schools. This fine home has been extended and mostly improved to an exacting standard using quality materials that are in keeping with the age of the property. The accommodation comprises a spacious entrance hall, dining room with a feature fireplace and attractive bay window fitted with plantation shutters. The living room is well proportioned and leads into the kitchen & family room. This space is light and airy featuring herringbone oak parquet flooring, fireplace with gas fitting, wet underfloor heating, roof light and French doors onto the rear garden. The bespoke handmade kitchen benefits from marble effect composite worktops, Neff appliances and wet underfloor heating, leading to a well equipped utility room with a useful, walk in airing cupboard, there are also doors leading to the garage and garden. There is another room off the hallway which is ready to be converted into a cloakroom. The first floor benefits from four double bedrooms, a luxurious family bathroom with Porcelanosa calacatta silver tiling, honed granite vanity top, Perrin & Rowe shower and taps. The double aspect master bedroom is undecorated with an adjoining room ready to be fitted as an ensuite by the new owner.

## Outside

The extensively landscaped rear garden is undoubtedly a feature. There are some mature trees, shrubs, attractive pergola, patio area and 16' x 10' shed/garden store. The front garden provides parking for several vehicles and access to the integral garage.

## Location

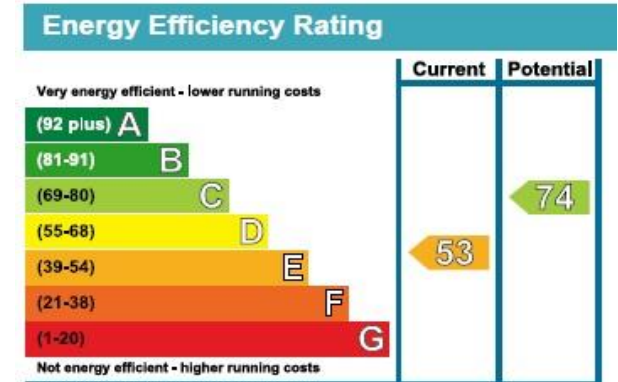
High Wycombe and the surrounding area offers a wide variety of leisure and entertainment facilities including the sports centre on Marlow Hill and the multi-screen cinema complex at Handy Cross. Eden, High Wycombe's new centre, offers extensive leisure and shopping facilities including a 12 screen cinema, 22 lane bowling alley, several restaurants and many well-known high street shops. 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 provides access to London and the M25. 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 walk with further grammar schools in the area including Wycombe High School for girls, John Hampden for boys and the reputable Wycombe Abbey School for girls. Details will need to be confirmed with the appropriate schools to confirm their catchment areas.

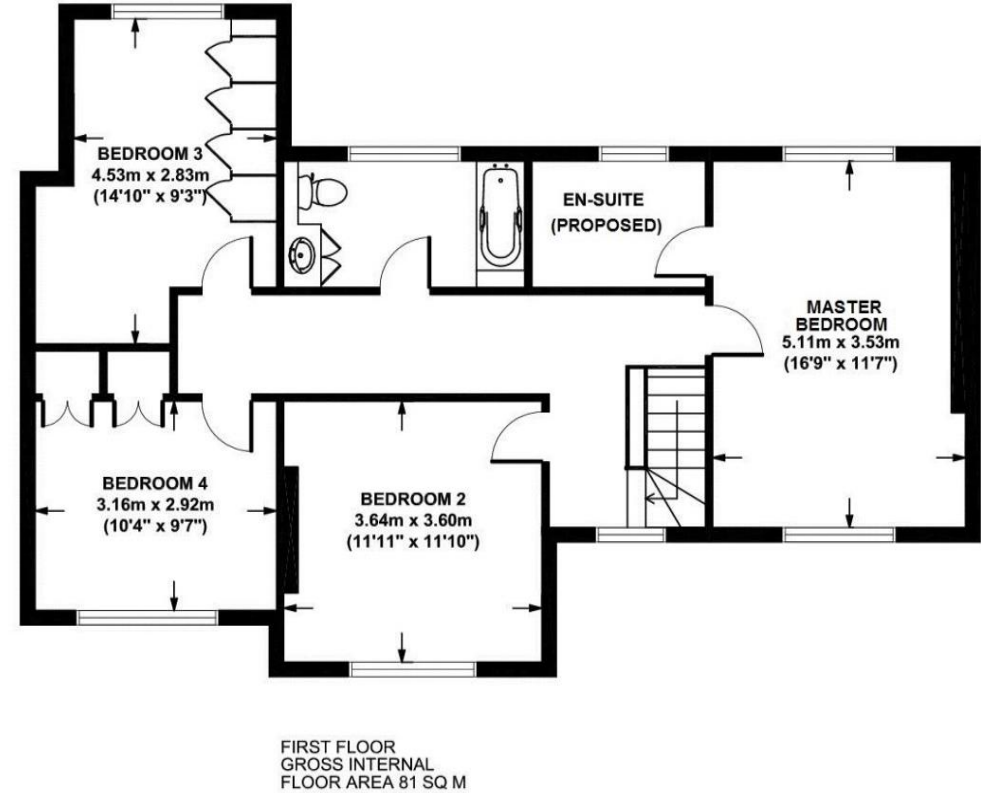
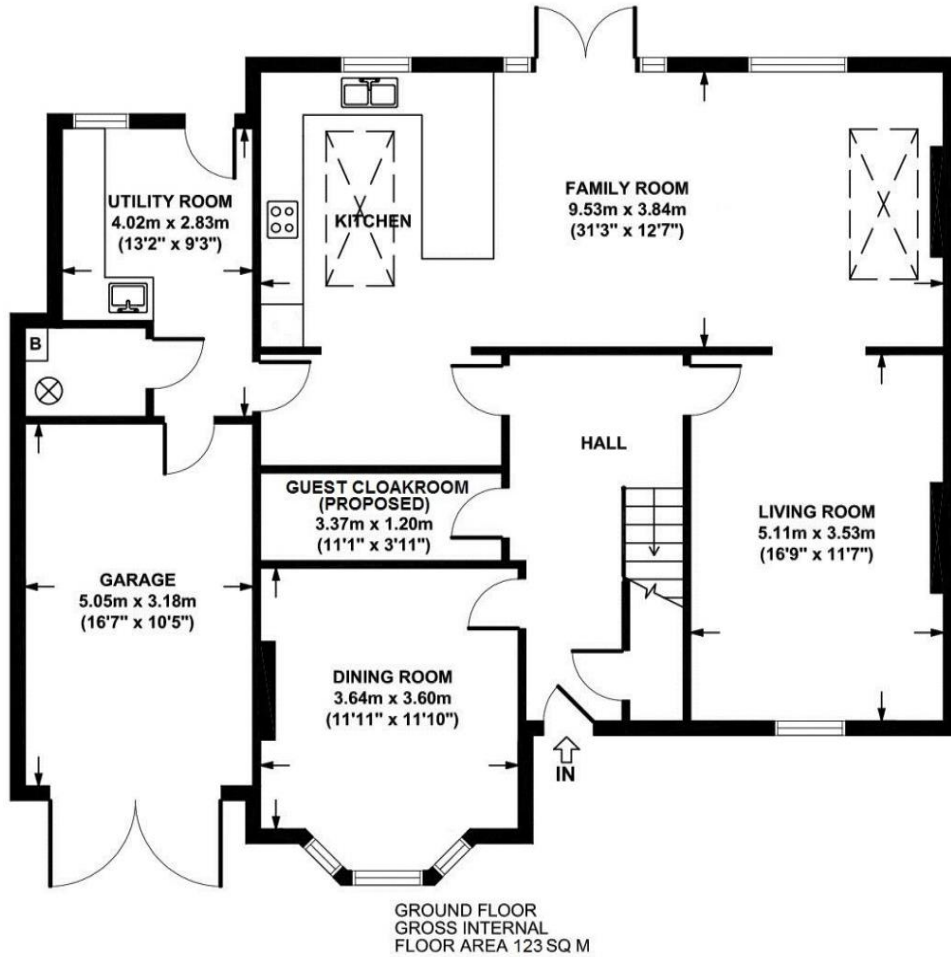
## Viewings

Strictly by appointment only.

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.





28 BRANDS HILL AVENUE, HIGH WYCOMBE  
APPROX. GROSS INTERNAL FLOOR AREA 204 SQ M / 2196 SQ FT  
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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