



55 Brands Hill Avenue
High Wycombe

TIM RUSS
& COMPANY



55 Brands Hill Avenue
High Wycombe, Bucks
HP13 5PY

A substantial family home close to excellent schooling with far reaching views

£685,000



The Property

A substantial family home situated in a convenient location close to excellent schooling with far reaching views. The generous and free flowing accommodation comprises a large entrance hall, cloakroom, living room opening to dining room with French door onto the large paved terrace and garden. The kitchen/breakfast room step down into the TV room with also benefits from French doors onto the paved terrace and garden. The utility room provides internal access to the garage.

To the first floor can be found a large landing incorporating a bespoke fitted study area. The fabulous master bedroom enjoys a vaulted ceiling and adjoins the family bathroom. Bedroom two benefits from a large en suite shower room and there are three further good sized bedrooms.

Outside

The garden is mainly laid to lawn and provides a large raised west facing terrace. There is in addition an attractive courtyard garden located next to the conservatory. There is an open plan garden to the front with generous parking and access to the large garage.

Location

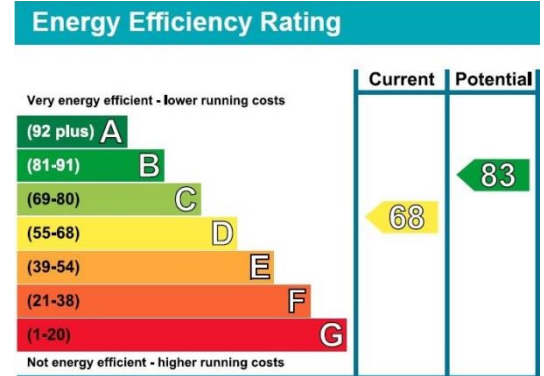
High Wycombe and the surrounding area offers a wide variety of leisure and entertainment facilities including the sports centre on Marlow Hill and the multi-screen cinema complex at Handy Cross. Eden, High Wycombe's new centre, offers extensive leisure and shopping facilities including a 12 screen cinema, 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.

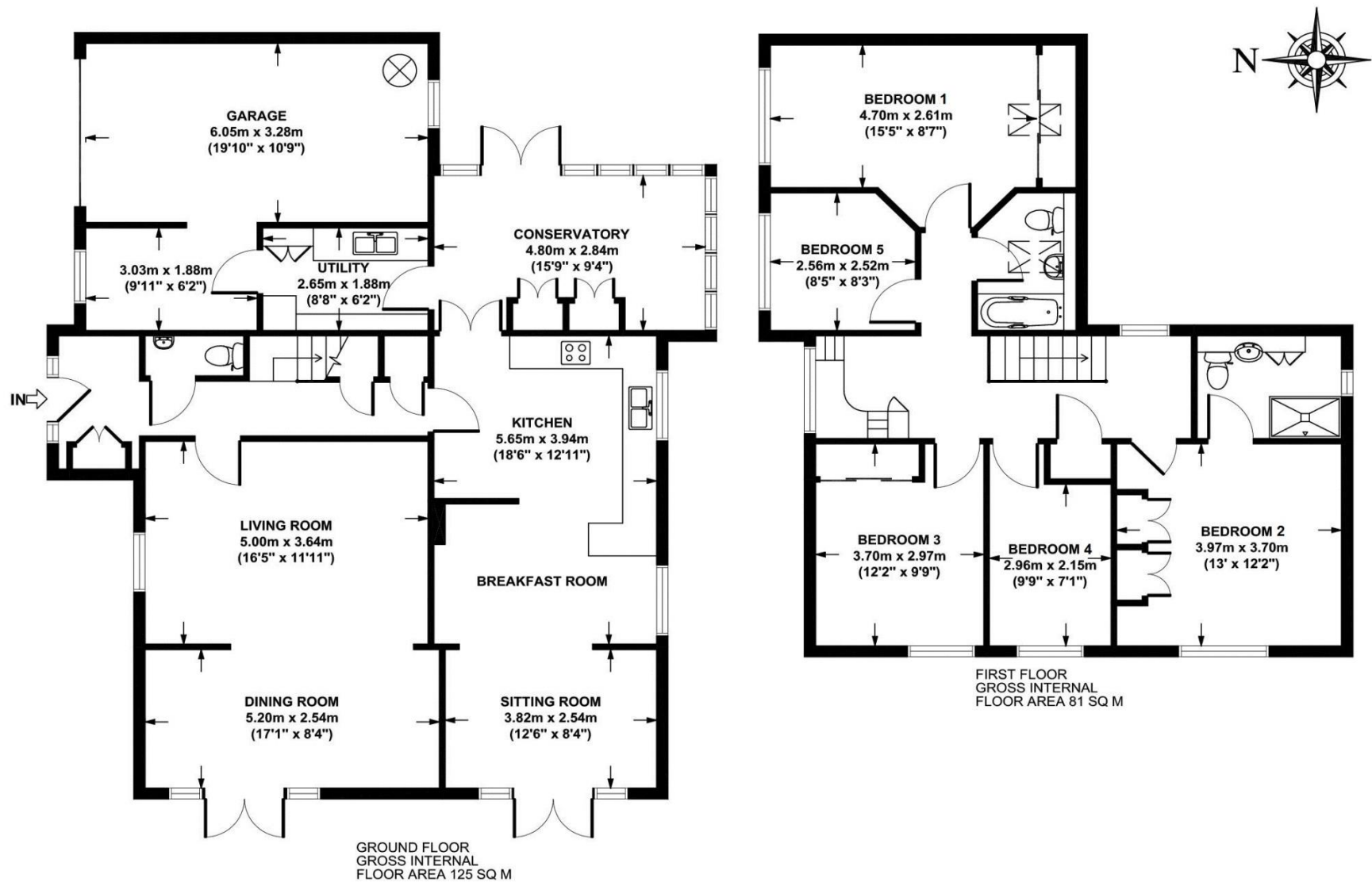
Viewings

Strictly by appointment only.

Mortgage

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





55 BRANDS HILL AVENUE, HIGH WYCOMBE, HP13 5PY
 APPROX. GROSS INTERNAL FLOOR AREA 206 SQ M / 2217 SQ FT
 FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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