



35 Maybrook Gardens
High Wycombe



35 Maybrook Gardens
High Wycombe
Buckinghamshire, HP13 6PJ

Situated at the end of a cul de sac is this spacious four double bedroom detached house (2,142 sq ft) on a good size plot, a short walk to highly regarded schools and mainline station.

Offers Over £800,000



The Property

An individual family home offering an excellent choice of reception space with conservatory addition. The property offers potential to update and improve subject to the usual consents.

Conveniently situated a short walk to High Wycombe train station, town centre and reputable schooling the accommodation comprises; spacious entrance hall, downstairs cloakroom, large living room with open fireplace with door to conservatory, double doors to rear garden, 23ft kitchen with some built in appliances and double doors to rear garden, 14ft square family room with built in storage and feature bow window.

There is a turning staircase to spacious first floor landing leading to main bedroom with ensuite shower room, three further double bedrooms all served by a modern family bathroom.

Outside

To the front and one side of the property there is ample driveway parking. Gated side access to the large rear garden, which is a feature of the property, laid mainly to lawn with paved seating areas and useful brick out building which could be adapted to a variety of uses.

Location

High Wycombe and the surrounding area offer 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. There are several reputable Grammar Schools nearby including The Royal Grammar School (boys), Godstowe Prep school (co ed) both within walking distance. Wycombe High School (girls), John Hampden (boys) and Wycombe Abbey (girls) are less than two miles away, details will need to be confirmed with the appropriate schools to confirm their catchment areas.

Mortgage

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

Directions

Post code for Sat Nav: **HP13 6PJ**

Viewings

Strictly by appointment only.

Additional Information

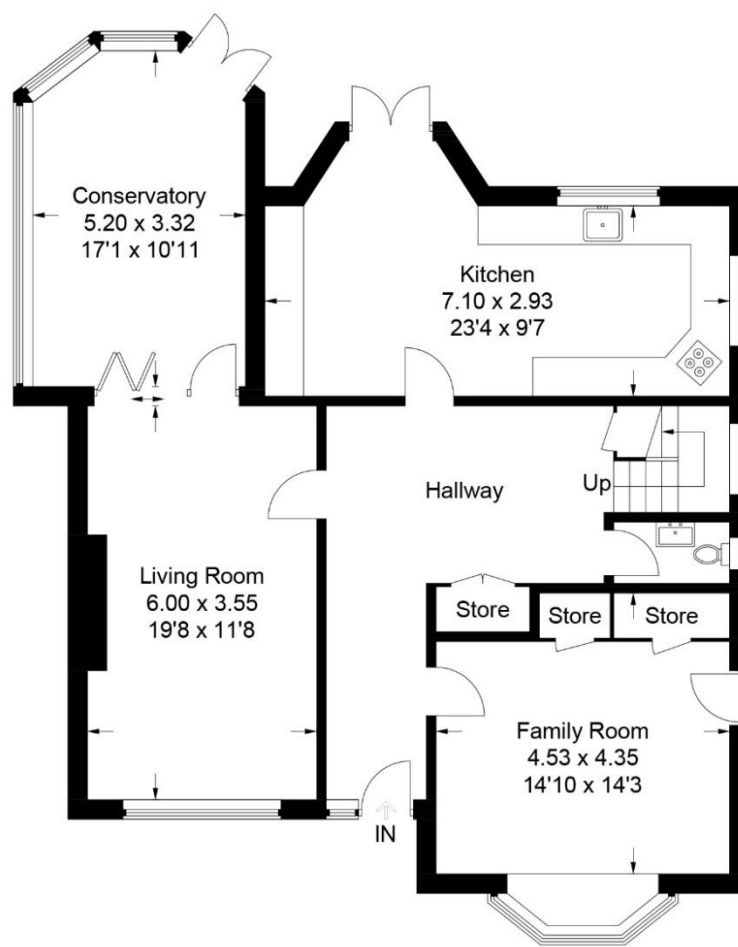
Council Tax Band: F

Tenure: Freehold

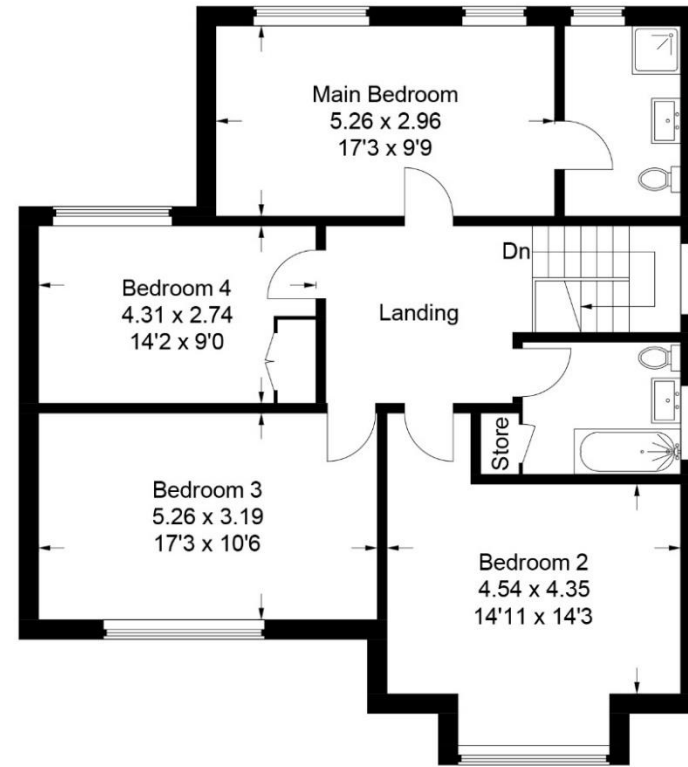
Ref: HTR2076

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Ground Floor



First Floor

35 Maybrook Gardens

Approximate Gross Internal Area
 Ground Floor = 108.9 sq m / 1,172 sq ft
 First Floor = 90.1 sq m / 970 sq ft
 Total = 199.0 sq m / 2,142 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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