



21 Priory Avenue,
High Wycombe

TIM RUSS
& COMPANY



21 Priory Avenue
High Wycombe
Bucks
HP13 6SQ

Just a short stroll to High Wycombe town centre and railway station is this beautifully presented, detached, Edwardian home.

Offers Over £825,000



The Property

Benefiting from stained glass windows and feature fireplaces is this striking detached family home, set on a quiet tree lined avenue in this highly convenient location. This fine Edwardian home of size and quality successfully blends old with new. The free flowing accommodation is arranged over four floors and affords excellent circulation for entertaining and wonderful outside space, perfect for family living.

In brief the well-appointed accommodation comprises of large and welcoming entrance hall with herringbone design parquet flooring, cloakroom, light and airy sitting room with box bay window overlooking the garden and feature fireplace, large dining/family room with bay window to front, stairs rising to first floor and stairs to lower ground floor.

The lower ground floor enjoys a fantastic kitchen/dining room with a range of base and eye level units, integrated appliances to include a Rangemaster oven, granite worktops and breakfast bar. The large dining room overlooks the attractive gardens through the bay window and benefits from a log burning stove, useful utility space with side door to garden, further wc and door to rear garden.

To the first floor can be found principal bedroom with large bay to front and an extensive range of fitted wardrobes, further double bedroom overlooking the garden served by the beautifully fitted family bathroom and separate shower room for convenience.

To the second floor you will find two further double bedrooms, both served by the well appointed bathroom with rolltop bath.

N.B Three of the four bedrooms have original feature fireplaces.



Outside

The well stocked rear garden offers a beautiful backdrop to this lovely home and is the perfect space to relax, entertain and enjoy the sun. Side access to the front on both sides and a large, covered store area.

To the front there is offroad parking for one car, the property benefits from three resident permits and fifty visitor permits per quarter.

Location

High Wycombe town is just a short walk and provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. At Handy Cross is the hub development which includes a state-of-the-art leisure centre and full-size Waitrose.

There is a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25.

For families there are a number of highly regarded schools in the area, notably the Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). For private schooling the Godstowe school is just a short walk, also in High Wycombe town is the highly regarded and sought after Wycombe Abbey. In Beaconsfield you can find Davenies (boys) and High March (girls).

Not far from the family home is the beautiful rye park offering football/ tennis facilities and gym with open air swimming pool, lovely walks and river dyke for boating and two children's play areas. The stunning Hughenden Park and Manor House, part of the National Trust, is just a short walk and is perfect for countryside walks and enjoying the great outdoors.



Directions

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

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

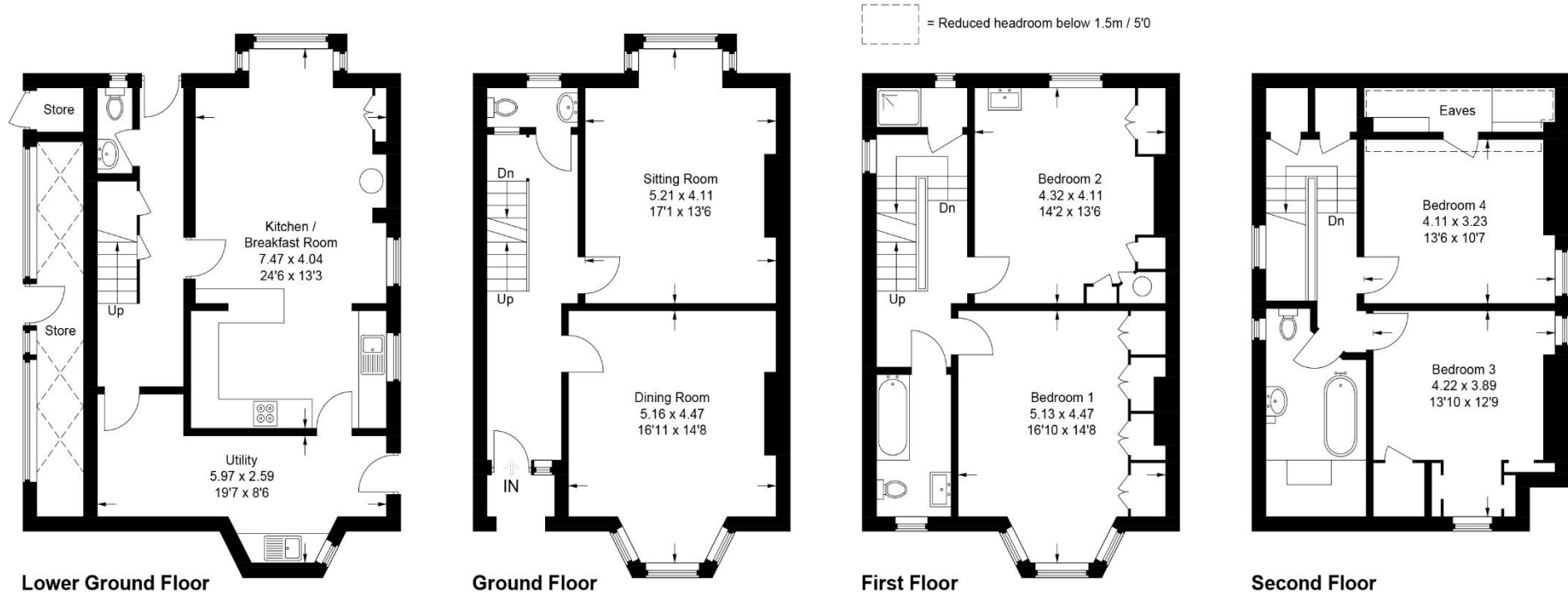
Council Tax Band: F

Tenure: Freehold

Ref: HTR2098

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





Priory Avenue

Approximate Gross Internal Area = 217.2 sq m / 2339 sq ft
 Stores = 8.4 sq m / 91 sq ft
 Total = 225.7 sq m / 2430 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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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