



Allyn House, Terry Road
High Wycombe

TIM RUSS
& COMPANY



Allyn House, Terry Road High Wycombe, Bucks HP13 6QJ

A substantial detached family home, built of attractive old stock brick on a generous plot. Close to highly regarded schools and a stroll to a main line station.

Guide Price £1,300,000



A personal comment from the owner.

'As soon as we moved in we knew Allyn House was right for us. It has successfully allowed 3 generations to live together but maintain independence. The children had plenty of space to have neighbours to play and to safely visit their friends. The location has been ideal with good schools and the train station within walking distance. There is a regular reliable bus service between HW and Amersham but with all the local footpaths it's a nice stroll into town. During lockdown the house allowed working from home without impacting shared spaces, and as the family grew the outside space coped with an increasing number of cars. There is a local resident's association which organises social events and keeps residents up to date with local news. We will miss Allyn House but now our children have moved away it needs a new family to make the most of it.'

The Property

Allyn House is a substantial detached property (3543 sq ft) set on one of the most sought-after roads in High Wycombe. It has the advantage of an in and out driveway and double garage. The property offers versatile accommodation on three floors with the advantage of a self contained annex/home office. In brief the accommodation comprises; reception hall, cloakroom, four reception rooms, two kitchens, utility room, eight bedrooms, four bathrooms.

Outside

The front of the property is approached over an in and out driveway onto Allyn Close (which we understand the seller owns the access road) providing extensive parking leading to a double garage.

The south westerly facing level gardens are undoubtedly a feature consisting of paved terrace / seating areas leading onto a large expanse of lawn with well stocked flower and shrub borders, ornamental pond and a variety of mature trees.

Location

The property is ideally situated about a fifteen-minute walk to the main line station. It provides a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. For families there are a number of highly regarded schools in the area, notably the Royal Grammar school (boys) and Godstowe Prep School (co-ed) both within short walking distance. John Hampden Grammar School (boys) and Wycombe High School (girls) are less than two miles away. The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development which includes a state-of-the-art leisure centre and full-size Waitrose.



Directions

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

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

EPC Rating: D

Tenure: Freehold

Ref: HTR2109

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	88 D	
39-54	E		
21-38	F		
1-20	G		





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Approximate Gross Internal Area

Ground Floor = 178.6 sq m / 1922 sq ft (Including Garage)

First Floor = 107.7 sq m / 1159 sq ft

Second Floor = 42.9 sq m / 462 sq ft

Total = 329.2 sq m / 3543 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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