



128 Brands Hill Avenue
High Wycombe

TIM RUSS
& COMPANY



128 Brands Hill Avenue
High Wycombe
HP13 5QP

Benefiting from lovely countryside views is this skillfully extended family home with impressive barn style kitchen/dining/family room addition.

Offers in the Region of £800,000



A personal comment from the owner.

'Our family have loved living here for the past 23 years. There's always a real sense of coming home when we pull into the drive. Peace and quiet, looking out from the balcony over the countryside, listening to the woodpeckers and watching the red kites soaring overhead. Enjoying the twinkle of lights in the valley below after watching a beautiful sunset. Walking from our garden into the many miles of country paths. Yet still close to all the amenities of town. It truly has been the best of all worlds.'

The Property

A deceptive detached house with reverse living accommodation to take full advantage of its plot adjoining countryside. Undoubtedly a standout feature is the architect designed 29ft by 28ft well equipped kitchen/dining/family room with vaulted ceiling, bifold doors plus large picture windows to the apex at either end providing an abundance of natural light. There is a gas Aga and underfloor heating beneath limestone tiles.

In brief the accommodation comprises on the ground floor; entrance hall, cloakroom, utility/boiler room, main bedroom with ensuite shower room and three further bedrooms served by a stylish refitted family bathroom. From the kitchen /dining/family room a door leads to the walk on balcony/seating area with countryside views.

To the first floor is a 21ft Sitting Room with gas fire, sliding door to further balcony with countryside views and door to Study /Bedroom five.

Outside

The property provides ample driveway parking leading to a detached double garage. It is set on a gently sloping corner plot with wrap around gardens laid mainly to lawn.

Location

The property is ideally situated within a short drive to the main line station providing 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 nearby Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls).

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 new hub development which includes a state of the art leisure centre and full size Waitrose.



Directions

Post code for Sat Nav: **HP13 5QP**

Viewings

Strictly by appointment only.

Mortgage

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

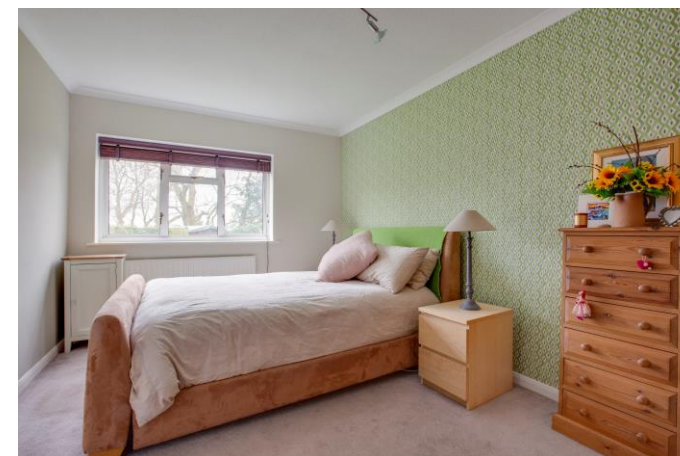
Additional Information

Council Tax Band: F

Tenure: Freehold

Ref: HTR2106

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





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Approximate Gross Internal Area
 Ground Floor = 141.6 sq m / 1524 sq ft
 First Floor = 42.4 sq m / 456 sq ft
 Double Garage = 27.5 sq m / 296 sq ft
 Total = 211.5 sq m / 2276 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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