



7 Bailey Close
High Wycombe

TIM RUSS
& COMPANY



7 Bailey Close High Wycombe Bucks HP13 6QA

A light and spacious five bedroom family home situated in a quiet cul de sac, a short walk to highly regarded schools and mainline station.

£850,000



A personal comment from the owner.

'We have lived happily in Bailey Close for 45 years and will be sad to leave. There is a great sense of community in this small Close of eleven houses which is quiet, safe for children close to excellent schools, and within easy reach of town amenities and railway station. It is part of a conservation area which means that there is an abundance of wildlife ranging from garden birds and squirrels to red kites and the occasional muntjak deer. This is an ideal place to bring up a growing family.'

The Property

In our opinion, a well maintained detached house, with the advantage of a south facing rear garden and an integral double garage. The property affords five double bedrooms and offers light and airy accommodation throughout with wonderful outside space, perfect for family living.

In brief the accommodation comprises entrance hall, cloakroom, study, doors to L shape sitting/dining room with sliding patio doors to rear garden, fitted kitchen with a range of base and wall units with door to outside. To the first floor can be found principal bedroom with ensuite shower room, four further double bedrooms, all served by the family bathroom.

Outside

To the front of the property there is ample driveway parking leading to a double garage. The south facing rear garden is an attractive feature of the home offering a wide, paved terrace, leading onto a large area of lawn with garden shed, enclosed by mature shrubs and fencing.

Location

High Wycombe town is within walking distance and provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre.

There is a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes.

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).

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.

Just around the corner 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 drive away and is perfect for countryside walks and enjoying the great outdoors.

Directions

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

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: G

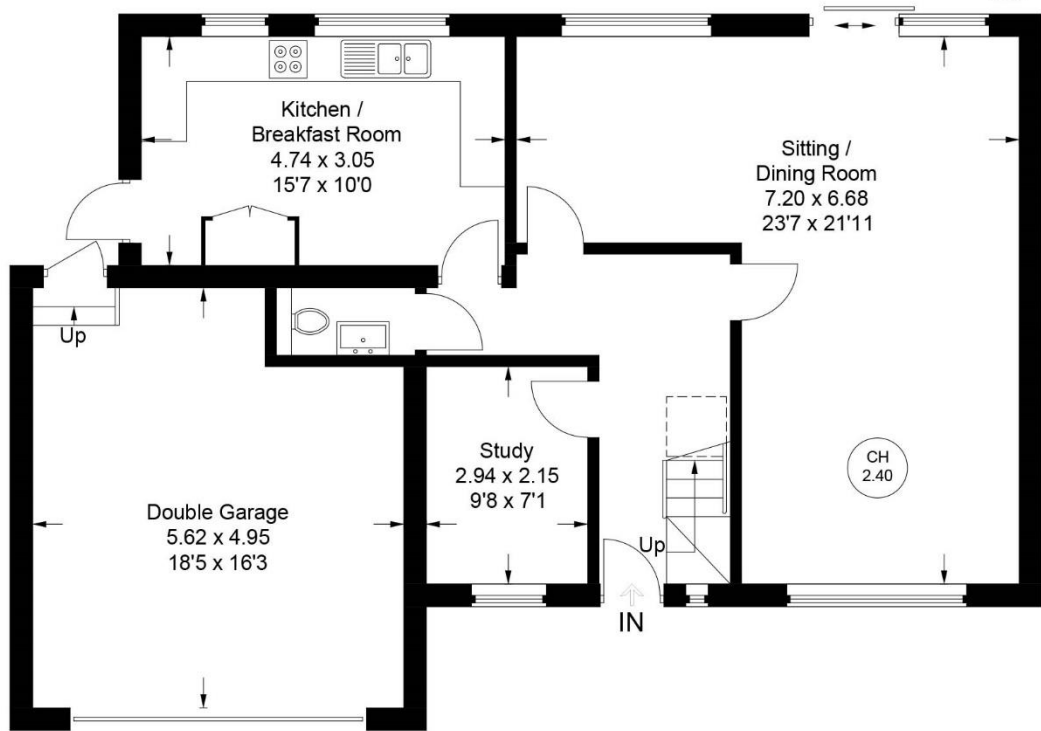
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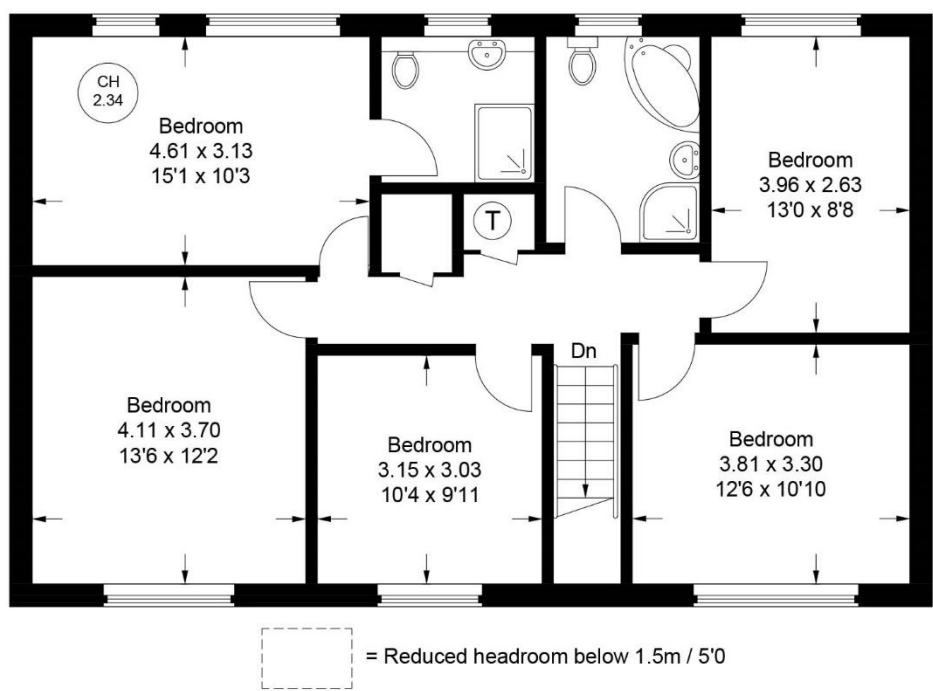
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



CH 2.40 = Ceiling Height



Ground Floor



First Floor

7 Bailey Close, HP13 6QA

Approximate Gross Internal Area
 Ground Floor = 72.1 sq m / 776 sq ft
 First Floor = 85.4 sq m / 919 sq ft
 Double Garage = 25.9 sq m / 279 sq ft
 Total = 183.4 sq m / 1974 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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