



59 Brands Hill Avenue
High Wycombe



59 Brands Hill Avenue High Wycombe, HP13 5PY

Overlooking a central green and enjoying distant countryside views is this immaculately presented four bedroom detached family home benefiting from generous, manicured rear gardens.

£725,000



A personal comment from the owner.

'Our house is and always will be a very special place. Over the past eight years, we have been very happy here, enjoying expansive views and wonderful sunsets. It's a peaceful, sunny and spacious home with considerable outside space which is well used! We have loved developing our large, secluded garden with a wide variety of shrubs and flowering plants: along with the vegetable garden and greenhouse. We have friendly and helpful neighbours along with ready access to countryside walking paths yet close to town amenities. All of which is both convenient and desirable.'

The Property

The property in question offers light and spacious split level accommodation with wonderful rear gardens which are undoubtedly a feature. There is an excellent choice of reception space, stylish refitted kitchen and contemporary bathrooms. Enjoying a slightly elevated and quiet position the property is within easy access to highly regarded schools and excellent transport links.

In brief the accommodation comprises of enclosed front porch, hallway, sitting room, study with storage, stairs rising to inner hallway, cloakroom/utility, kitchen/breakfast room with door to enclosed rear porch and double doors to outside, dining/family room with double doors to rear garden. To the first floor there is a main bedroom with ensuite shower room, stairs descending to landing leading to three further bedrooms served by the family bathroom.



Outside

The property provides ample driveway parking and is set on a gently sloping corner plot with stunning gardens, laid mainly to lawn with mature shrubs and trees offering year round interest.

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 5PY**

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

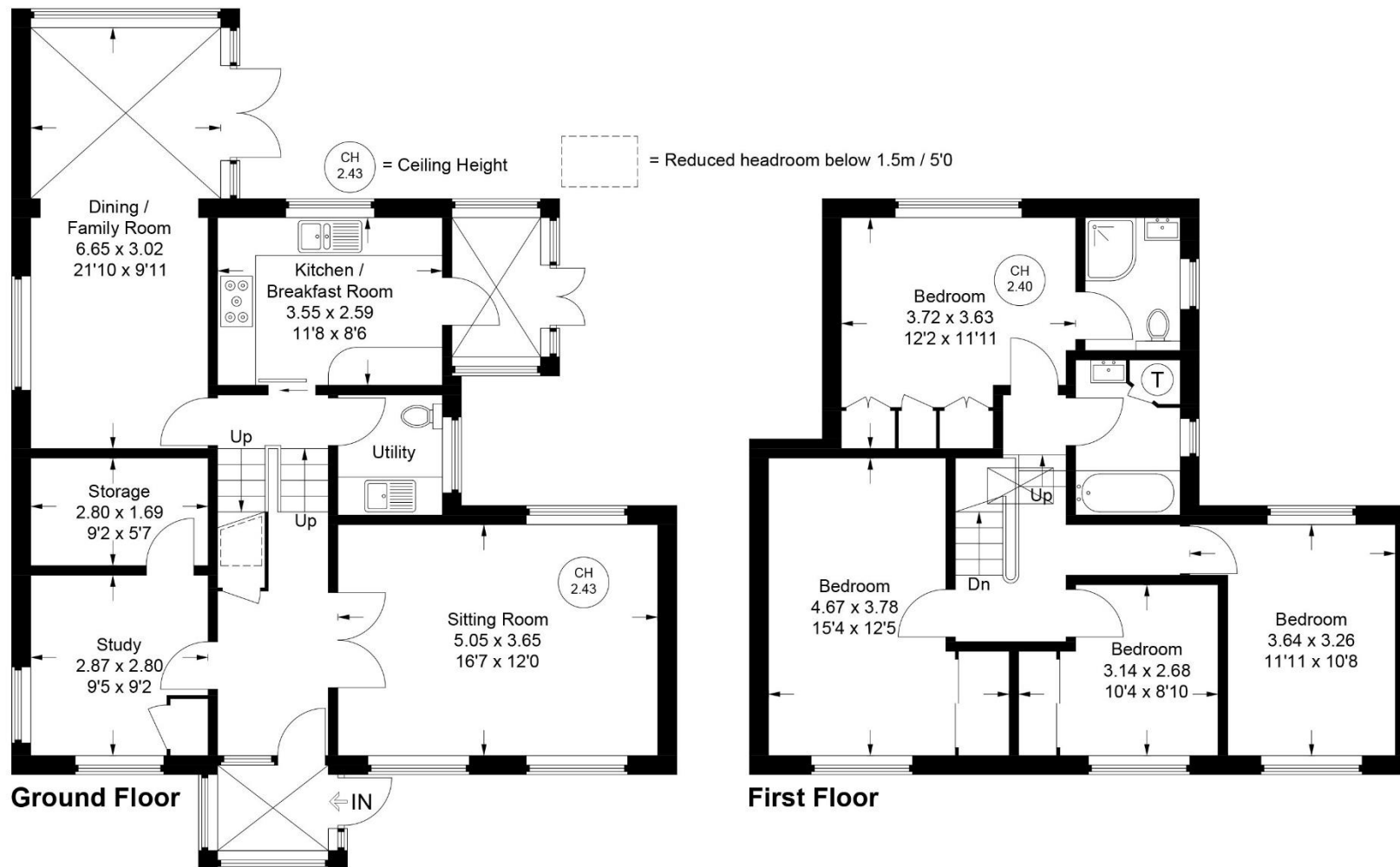
Council Tax Band: F

Tenure: Freehold

Ref: HTR2157

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Approximate Gross Internal Area
 Ground Floor = 83.2 sq m / 895 sq ft
 First Floor = 63.3 sq m / 681 sq ft
 Total = 146.5 sq m / 1576 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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