



20 Rectory Avenue
High Wycombe

TIM RUSS
& COMPANY



20 Rectory Avenue
High Wycombe
Bucks
HP13 6HW

A 1920's built three bedroom semi detached house of character, a stroll to mainline station and within easy access to highly regarded schools.
£500,000



The Property

Situated in a desirable no through road on a corner position this individual property benefits from a lovely south facing terrace and gardens.

In brief the accommodation comprises entrance hall, downstairs cloakroom, storage cupboard, modern refitted kitchen, sitting room with door to south facing terrace, separate dining room with bay window overlooking rear garden.

On the first floor there are three bedrooms (the two south facing bedrooms have feature fireplaces) all served by a modern shower room (previously a bathroom).

Outside

The enclosed front garden is an attractive feature of the property and is approached via a hand gate from Rectory Avenue with steps descending to front door.

The south facing rear garden enjoys a wide paved terrace, ideal for al fresco dining, steps descend to a level area of lawn, enclosed by picket fencing and well stocked flower and shrub beds.

NB: Parking is on the road subject to Residents' only restrictions.

Location

Rectory Avenue is ideally situated within a short walk to station with main line trains and underground service to London (25 mins by train from High Wycombe).

Heathrow is approximately half hours' drive away.

The nearby towns of High Wycombe, Beaconsfield and Amersham offer excellent shopping and sporting facilities.

The property is in the catchment for and close to a comprehensive range of sought-after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

Directions

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

Viewings

Strictly by appointment only.

Mortgage

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

Additional Information

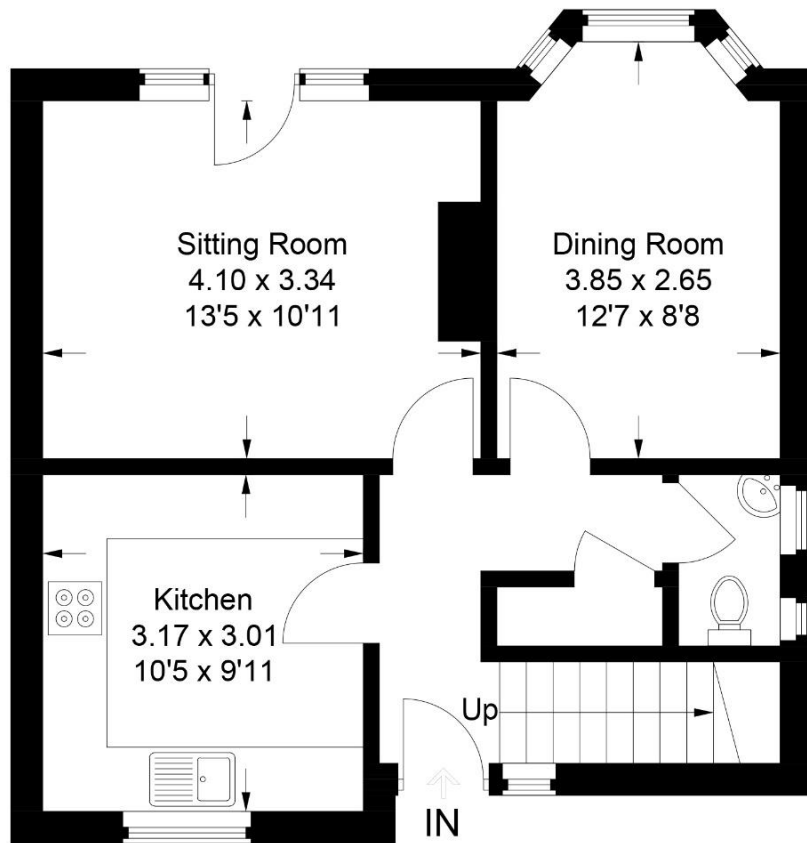
Council Tax Band: E

Tenure: Freehold

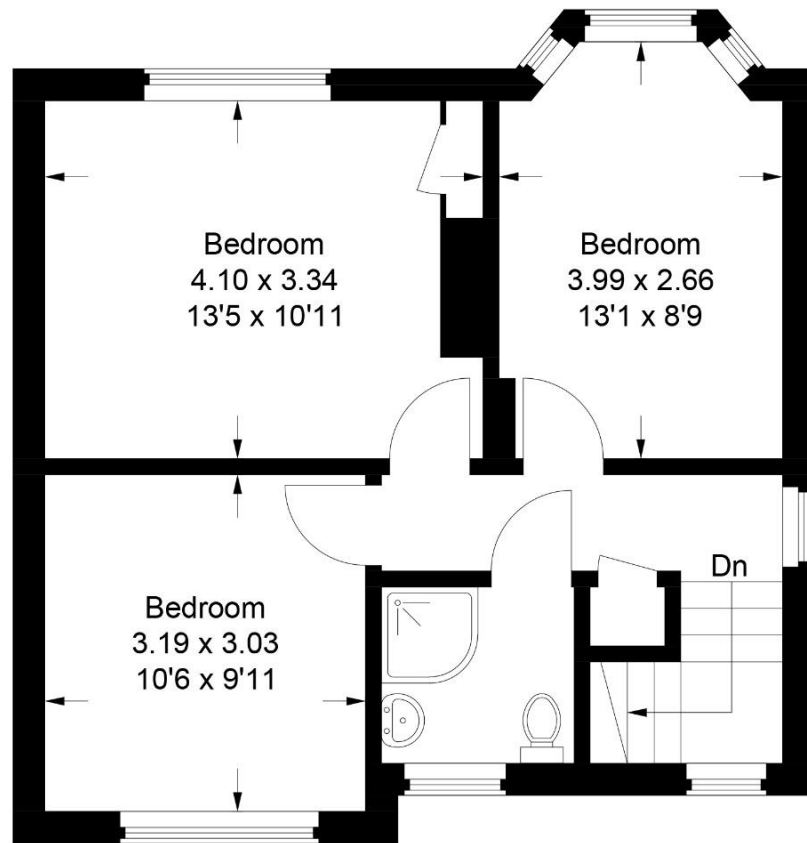
Ref: HTR2099

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





Ground Floor



First Floor

Rectory Avenue

Approximate Gross Internal Area
 Ground Floor = 45.0 sq m / 480 sq ft
 First Floor = 45.0 sq m / 480 sq ft
 Total = 90.0 sq m / 960 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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