



FORD & PARTNERS

ESTATE AGENTS



77 Brands Hill Avenue, High Wycombe, HP13 5PY





77 Brands Hill Avenue, High Wycombe, HP13 5PY

**Guide price £775,000**

A four-bedroom detached family home situated at the bottom of a quiet cul-de-sac offering a private and tranquil setting. This fine home has the added benefit of a corner plot and breathtaking west-facing sunset views over Hughenden National Trust Estate.



## Description

Upon entering through the front door, you are greeted by a central hallway with the staircase on your left. Straight ahead, a glazed door leads into a spacious L-shaped sitting and dining area, seamlessly flowing into a recently refurbished kitchen. This open-plan kitchen serves as the heart of the home, ideal for entertaining family and friends. The ground floor also includes an additional reception room, a utility room, a shower room, and a conservatory that opens to the rear garden.

Upstairs, you'll find four generously sized bedrooms and a family bathroom with a power shower. There is also access into the garage that benefits from power, light and a remotely operated up and over door. To complete this level, there is also access into an expansive loft space benefitting from a light and ladder.

The south-westerly facing garden is a standout feature, benefiting from the corner plot and offering various areas for different activities. There is a patio area perfect for entertaining with a remotely operated electric Sun Awning, an area laid to lawn, and a secluded garden with gated access to countryside walks. There is also a shed to store garden machinery and tools alike.



## Situation

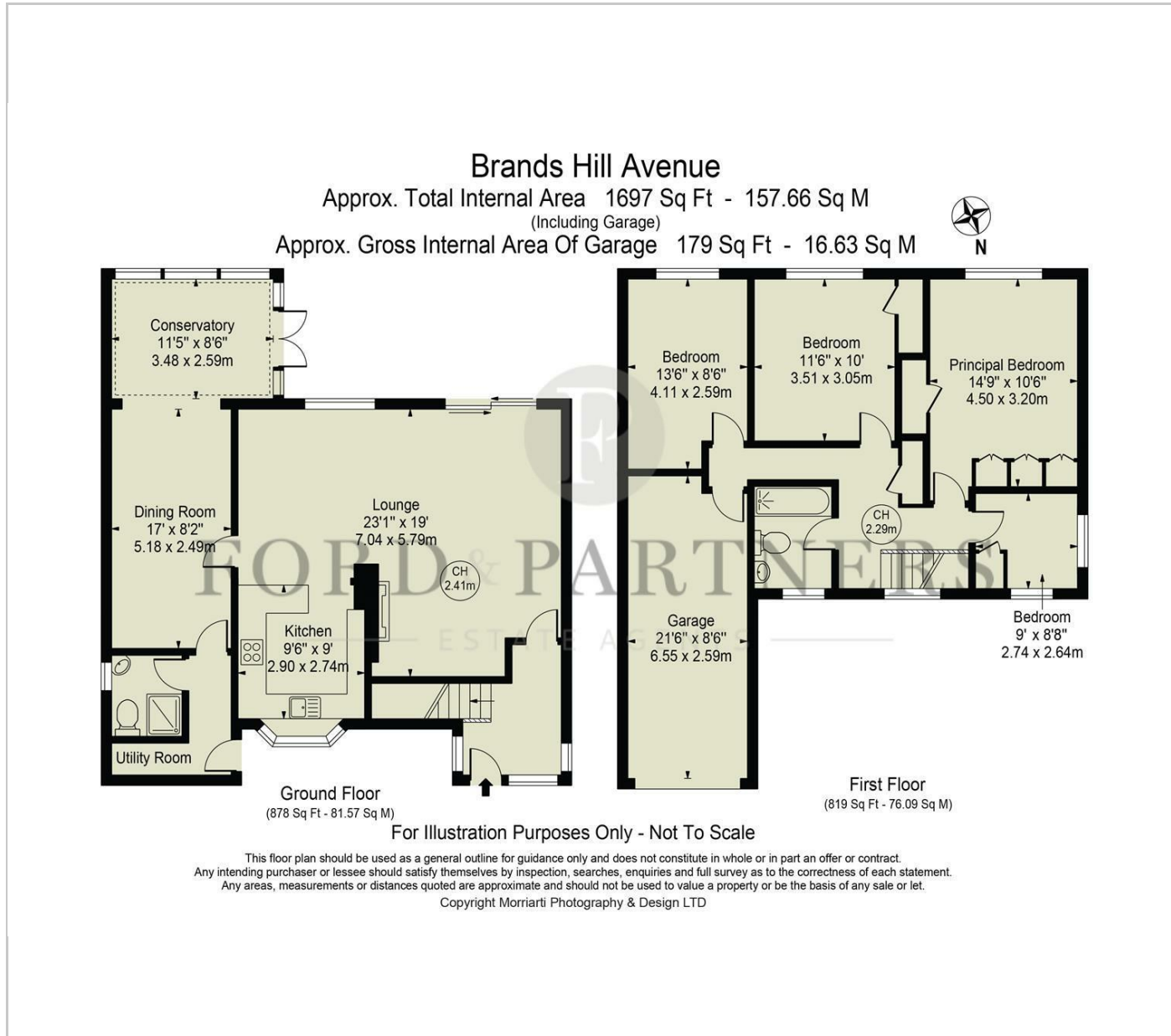
Brands Hill Avenue is conveniently located within easy reach of The Royal Grammar School (an 8-minute walk), the town centre, and the mainline train station (a 20-minute walk). Other notable schools in the area include Godstowe, Wycombe Abbey, John Hampden Grammar School, and Wycombe High Grammar School. The mainline train station, just 1.3 miles away, offers a 28-minute journey to London Marylebone Station and connections to Birmingham, Banbury, Aylesbury, and the Bicester shopping outlet.

For those commuting by car, High Wycombe provides easy access with two M40 motorway junctions (J3 & J4), the latter being only 2 miles away.

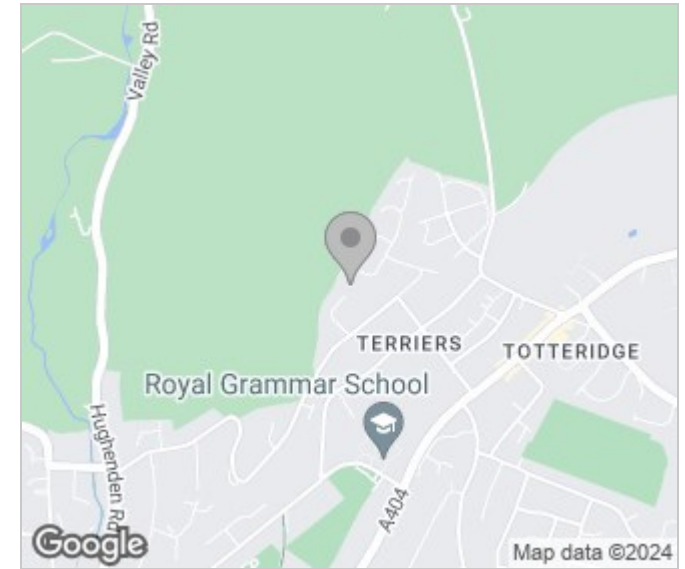




# Floor Plans



# Area Map



# Energy Performance Graph

