



Estate Agents  
**Hurst**

21 Priory Avenue, High Wycombe, Buckinghamshire, HP13 6SQ  
Offers In Excess Of £825,000

# 21 Priory Avenue, High Wycombe, Buckinghamshire, HP13 6SQ

Hurst are delighted to bring to market this truly stunning, detached, Edwardian property that provides everything you would require to make up a perfect family home. This four/five bedroom period property has been extensively improved upon and is split over four levels, making it hugely versatile and ideal for large families or those that require work from home space. The current owners really have taken care when modernising this home which now provides a superb blend of original features and modern day comforts. The location is also perfect for those looking to commute to London, offering excellent transport facilities including the mainline train station (direct service into London Marylebone) which is within a five minute walk away and Junction 3 and 4 of the M40 which are both easily accessible. The accommodation comprises; entrance hall, guest cloakroom, spacious lounge with featured fireplace, family room/bedroom five, to the lower floor there is a spacious and open plan modern fitted kitchen/breakfast/dining room, further guest cloakroom, access to rear garden, utility room with door to side access, upper floors include a shower room, four double bedrooms, a family bathroom and a further bathroom with original claw foot bath. The property further benefits from; sash windows, high ceilings, original fireplaces, driveway parking, additional permit parking for a further 3 cars, gas central heating, well maintained gardens with large patio areas which are perfect for entertaining. This property really does make a wonderful family home and we expect the interest to be high, so please contact us to arrange an internal viewing.



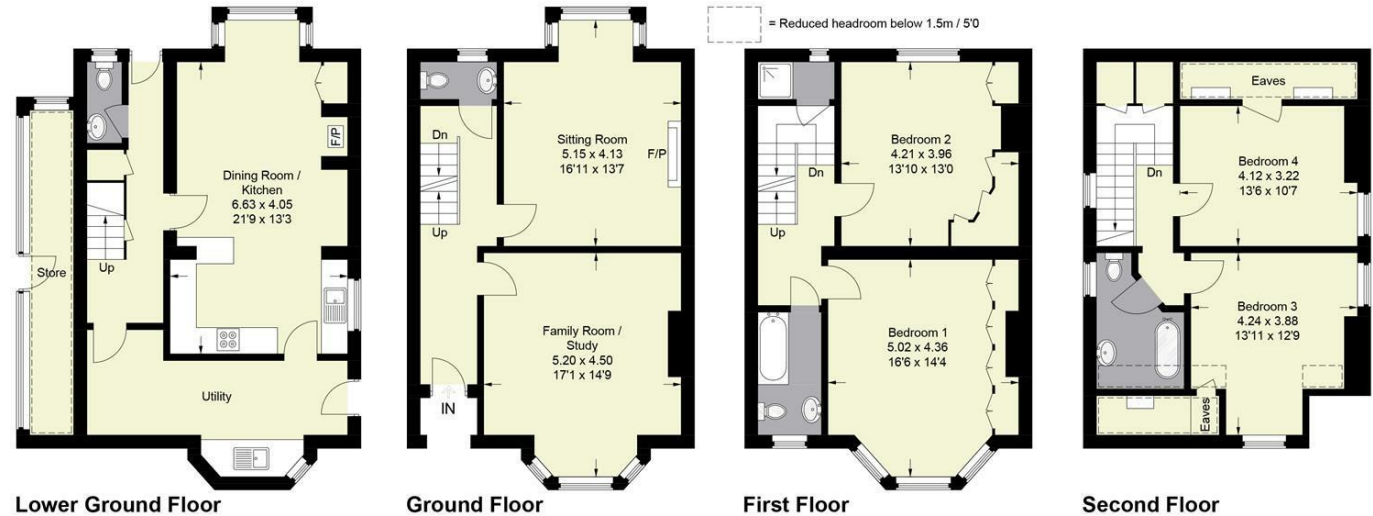
**FOUR/FIVE BEDROOM DETACHED**  
**IDEAL FAMILY HOME WITH SPACIOUS BEDROOMS**  
**ENCLOSED AND SECLUDED REAR GARDEN**  
**THREE BATHROOMS & TWO GUEST CLOAKROOMS**  
**DRIVEWAY PARKING**  
**CHARACTER FEATURES THROUGHOUT THE HOME**  
**SPLIT OVER FOUR FLOORS**  
**INTERNAL VIEWING ADVISED**  
**FEW MINUTES WALK OF TRAIN STATION**  
**HUGE UTILITY ROOM TO THE LOWER FLOOR**







Approximate Gross Internal Area  
 Lower Ground Floor = 54.4 sq m / 585 sq ft  
 (Excluding Store)  
 Ground Floor = 52.6 sq m / 566 sq ft  
 First Floor = 52.8 sq m / 568 sq ft  
 Second Floor = 42 sq m / 452 sq ft  
 (Excluding Eaves)  
 Total = 201.8 sq m / 2,171 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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