



Estate Agents  
**Hurst**

40 Brands Hill Avenue, High Wycombe, Bucks, HP13 5PU  
£2,995 PCM

# 40 Brands Hill Avenue, High Wycombe, Bucks, HP13 5PU

\*\*\* AVAILABLE NOW \*\*\*

A well very presented four/five bedroom detached family home, located in an extremely desirable road towards the north of High Wycombe within short walking distance to the Royal Grammar School. The ground floor accommodation comprises; large entrance hall, guest cloakroom, large L-Shape lounge, spacious kitchen with family room, study, separate dining room and conservatory. The first floor accommodation comprises; master bedroom with en suite, three further double bedrooms and single room/study. The property further benefits; half garage, driveway parking, large enclosed level rear garden, gas central heating, double glazing and outbuilding.

HOLDING FEE: £691.15  
DEPOSIT REQUIRED: £3455.76  
LENGTH OF TENANCY: 12 MONTHS  
COUNCIL TAX BAND: E

Before contacting us to enquire, please make sure you have the following information available:

- Who will be living at the property?
- What is your occupation and annual income?
- Are you employed or self-employed?
- Do you have a Right to Rent share code (if applicable)?



**AVAILABLE NOW CLOSE TO SCHOOLS**

**4/5 BEDROOMS**

**OUTBUILDING**

**WALK OF STATION**

**MODERN FITTED KITCHEN**

**MASTER WITH EN SUITE**

**ENCLOSED GARDEN**

**LARGE L SHAPE LOUNGE**

**SOUGHT AFTER LOCATION**

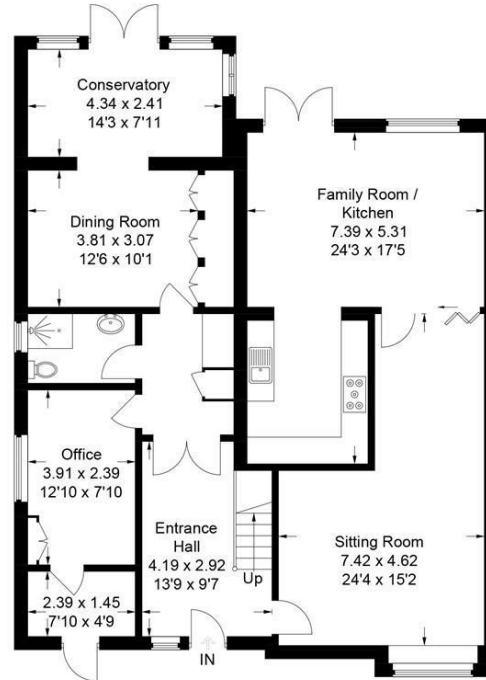
**INTERNAL VIEWING ADVISED**



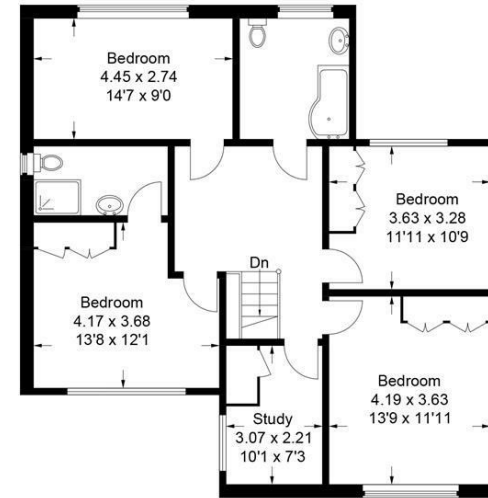




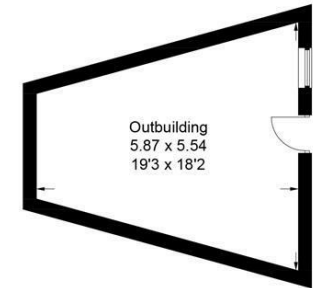
Approximate Gross Internal Area  
 Ground Floor = 125.3 sq m / 1,349 sq ft  
 First Floor = 87.9 sq m / 946 sq ft  
 Outbuilding = 23.2 sq m / 250 sq ft  
 Total = 236.4 sq m / 2,545 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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