



Estate Agents
Hurst

2 Lime Avenue, High Wycombe, Bucks, HP11 1DP
Offers In Excess Of £800,000

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Set on a larger than average plot that backs woodland and is opposite the Rye park, it is remarkably secluded and has a real country feel, considering its proximity to the town centre. The house is a short walk to Wycombe's train station making it perfect for those still needing to commute, with a 23 minute fast train to London Marylebone.

It has easy driving access to Handy Cross and Junction 4 of the M40 and walking/driving access to the Royal Grammar School, John Hampden Grammar School, Wycombe High School and other local schools. It is also just across the park from two prep schools (Crown House & Wycombe Prep).

The accommodation includes; entrance hall, wet room, utility room, freestanding kitchen plus breakfast/ dining room, sitting room, open plan snug/dining room/reception room with doors opening the along the whole of the rear and side of the property to make a stunning area for entertaining.

To the first floor there are three double bedrooms, two with en-suites, and a family bathroom. To the rear of the property the owners have created a wonderful home office / fourth bedroom that also provides a shower room and comes with power, light and heating.

The property also benefits from; gas central heating (and underfloor heating in the open plan downstairs area), double glazing, driveway parking for several vehicles, a large summer house, enclosed rear garden with various fruit trees (including a number of apple trees that produce enough apples that the owners press these annually). There is also a fair bit of space to the side of the property that



STUNNING DETACHED FAMILY HOME
CLOSE TO TOWN CENTRE AND TRAIN STATION
RYE PARKLAND TO FRONT & BACKING WOODLANDS
OVER 2,000 SQ FT OF ACCOMMODATION
FIVE BATHROOMS IN THE PROPERTY
IDEAL FAMILY HOME WITH BEAUTIFUL GARDENS
LARGE OPEN PLAN AREA TO THE REAR OF PROPERTY
BI-FOLDING DOORS OPENING ACROSS WIDTH OF HOUSE
INTERNAL VIEWING STRONGLY ADVISED
PROPERTY IS OFFERED WITH NO ONWARD CHAIN

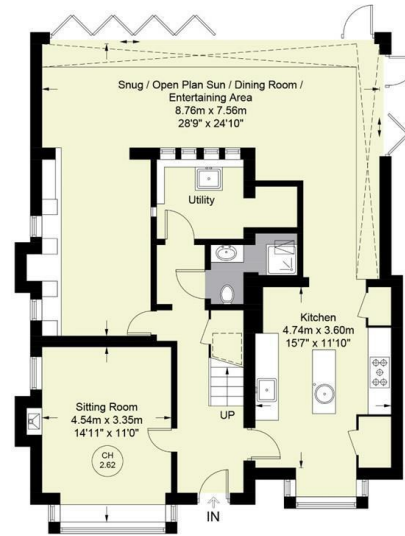




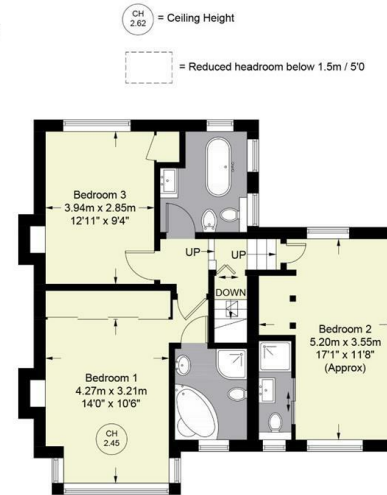


Lime Avenue

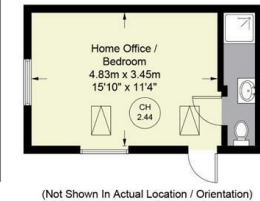
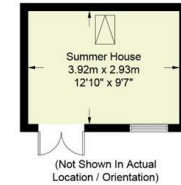
Approximate Gross Internal Area
Ground Floor = 1138 sq ft / 105.7 sq m
First Floor = 702 sq ft / 65.2 sq m
Outbuildings = 340 sq ft / 31.6 sq m
Total = 2180 sq ft / 202.5 sq m



GROUND FLOOR



FIRST FLOOR



Floor Plan produced for Hursts 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.

Hursts Estate Agents

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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