



11 Brands Hill Avenue, High Wycombe, Bucks, HP13 5PZ

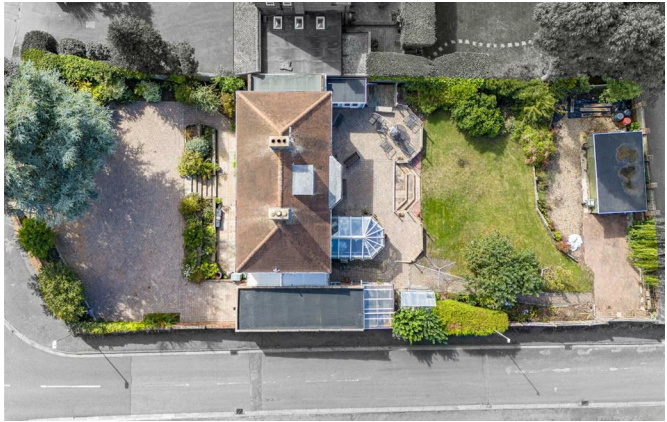
A rare opportunity to purchase this visually attractive, 1930's four bedroom detached family home, that sits on a large plot and would appear to lend itself for significant development subject to acquiring the necessary planning permissions. The property is situated in one of High Wycombe's most sort after areas, with stunning views to the rear aspect that is South-West facing and stretch across to Hughenden National Trust Parkland and Downley, village, with miles of countryside walks on your doorstep. The highly regarded Royal Grammar School is just a short walk away and High Wycombe Railway Station and town centre are also close by, making it ideal for families and those looking to commute to London Marylebone via the Chiltern line. The accommodation includes; spacious reception hall, guest shower room, utility room with larder and access to front and rear gardens, fitted kitchen with breakfast bar and access to conservatory, a huge double aspect living room with feature fireplace and French doors opening onto a recently replaced and large patio area, dining room, four bedrooms of which three are good size doubles, all of which offer fantastic views across the valley, family bathroom and loft room/study area. The property also benefits from; gas central heating, double glazing, double length garage, extensive driveway parking, large, established and secluded rear garden with a huge patio area offering a superb area for entertaining along with stunning views and sunsets, summer house and storage sheds, there is also another driveway access off of Huntley Close providing further space for parking or housing a camper van etc. This type of property isn't available very often and we do expect it to receive a lot of interest so would highly recommend an early and internal viewing.



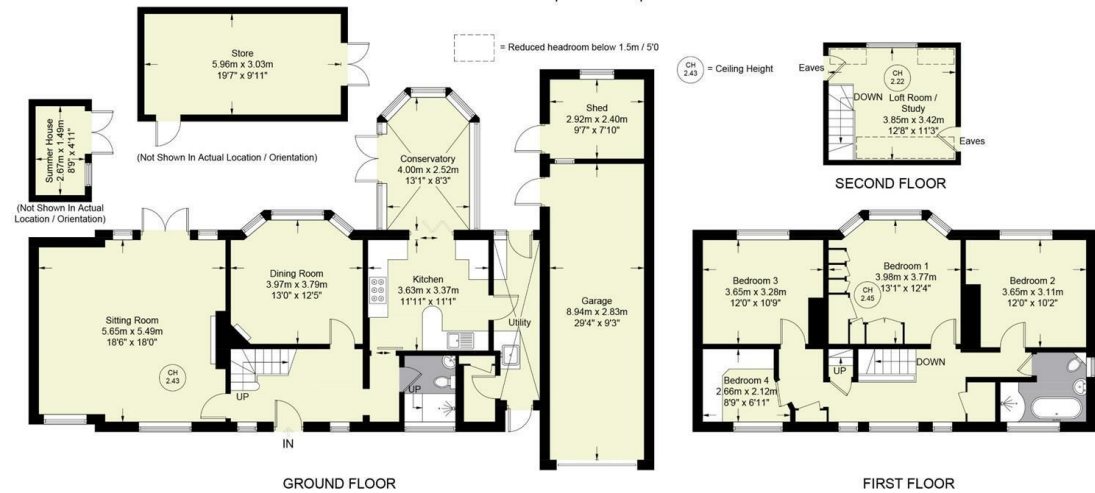
FOUR BEDROOM DETACHED FAMILY HOME
SUPERB FAMILY HOME CLOSE TO RGS
POTENTIAL FOR EXPANSION STPP
DOUBLE LENGTH GARAGE & AMPLE PARKING
AMAZING VIEWS FROM REAR ACROSS THE VALLEY
INTERNAL AND EARLY VIEWING ADVISED
LOFT ROOM / STUDY
SOUGHT AFTER LOCATION
LARGE PATIO AREA & SUMMER HOUSE
ABUNDANCE OF WALKS ON YOUR DOORSTEP







Approximate Gross Internal Area
Ground Floor = 1013 sq ft / 94.1 sq m
First Floor = 703 sq ft / 65.3 sq m
Second Floor = 141 sq ft / 13.1 sq m
Outbuildings = 590 sq ft / 54.8 sq m
(Including Garage)
Total = 2447 sq ft / 227.3 sq m



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.



Hurst Estate Agents

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