



38 High Street, Princes Risborough, Bucks HP27 0AX

T: 01844 275522 F:01844 273273

E: p.risborough@timruss.co.uk www.timruss.co.uk



**86 EATON AVENUE  
HIGH WYCOMBE**

**A TWO BEDROOM FIRST  
FLOOR MAISONETTE  
SITUATED ON THE WEST  
SIDE OF HIGH WYCOMBE**

**£600 p/c/m**



86 EATON AVENUE, HIGH WYCOMBE , BUCKS, HP12 3BS

ENTRANCE HALL · LANDING · SITTING ROOM · KITCHEN/BREAKFAST ROOM · TWO BEDROOMS · BATHROOM · GARDENS

£600 p/c/m

**SITUATION** High Wycombe and the surrounding area offer a wide variety of leisure and entertainment facilities including the sports centre on Marlow Hill and the multi screen cinema complex at Handy Cross. Eden, High Wycombe’s new centre, offers extensive leisure and shopping facilities including a 12 screen cinema, 22 lane bowling alley, several restaurants and many well known high street shops among them House of Fraser, Marks & Spencers to name but a few. For the commuter the Chiltern Line provides a regular rail service to London Marylebone from High Wycombe station, taking approximately 30 minutes. Junction 4 of the M40 motorway at High Wycombe provides access to London (30 miles) and the M25, approximately 15 minutes drive from High Wycombe.

**DESCRIPTION** A two bedroom first floor maisonette situated on the west side of High Wycombe. The property has been recently refurbished and offers well proportioned rooms to include a kitchen/breakfast room and two double bedrooms. The property is available immediately.

**DIRECTIONS** From our office in Princes Risborough proceed down the Wycombe Road towards High Wycombe. At the turnstile roundabout turn left onto the West Wycombe Road and follow this road along. Go through the traffic lights and take the next right onto Mill End Road, follow this road down and Eaton Avenue will be on your left hand side. Turn here and the property will be immediately on your left hand side.

**VIEWINGS** Strictly by prior appointment through Tim Russ & Company.

Reference

**\*\* Please note that we have not tested any apparatus, equipment, fixtures, fittings**

**THE ACCOMMODATION COMPRISES**

Wooden front door to :

**HALLWAY** Radiator, gas and electric meters, downlights, stairs rising to the first floor

**LANDING** Window to the front aspect, radiator, access to the loft void, downlighters and doors to :

**SITTING ROOM 12’ x 12’** Of a dual aspect with windows to the front and side, radiator, tv point and downlights

**KITCHEN/BREAKFAST ROOM 12’ x 8’6**  
Fitted with a range of base level units with work-surface over incorporating a stainless steel sink and drainer, electric hob with oven beneath, washing machine and fridge/freezer, wall mounted gas boiler, double radiator, downlights, tiling to the splashbacks

**BEDROOM ONE 11’9 x 10’3** Of a dual aspect with windows to the front and side, telephone point, radiator, downlights

**BEDROOM TWO 11’11 x 10’3** Window to the side aspect, radiator and downlights

**BATHROOM** Fitted with a white suite comprising a low level W.C, pedestal wash basin and panel enclosed bath with electric shower over, shower curtain, tiling to the splashbacks, downlights, extractor, shaver point, radiator and frosted window.

**OUTSIDE GARDEN** Principally laid to lawn with trees to the boundaries for the use of residents at evenings and weekends.

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