



19 Rectory Avenue
High Wycombe, Buckinghamshire,
HP13 6HN

Guide Price £625,000

RB REASTON BROWN

Spacious Family Home With Flexible Living, Four/Five Bedrooms, Three/Four Receptions, Large Kitchen/Diner And Generous Gardens. Driveway Parking, Bay Window, In Need Of Renovation in Areas.

Upon entering the property, you are welcomed into a generous and light-filled reception hall that sets the tone for the spacious accommodation throughout. To the right, a well-proportioned sitting room features a large bay window that bathes the room in natural light, complemented by an fireplace.

A cosy snug offers flexible use — ideal as a reading room, study, or additional lounge. The large kitchen/dining is fitted with a range of high-gloss white units providing ample storage and flows into a bright breakfast area. A doorway leads from here to a ground-floor bedroom or further reception space, complete with double doors opening onto the rear garden. A cloakroom completes this level.

Rising to the first floor, a bright and airy landing is illuminated by a striking stained glass window that floods the staircase with natural light. The upper floor offers four bedrooms: the principal bedroom is front-facing with built-in wardrobes, while bedroom two overlooks the rear garden and also benefits from fitted storage. Bedroom three, another front-facing room, features a built-in wardrobe, and bedroom four enjoys a peaceful rear aspect. A family bathroom with a white suite includes a bath and a power shower over.

Outside, the front garden is set on a staggered slope to the side there is a long drive provides private parking for multiple vehicles. To the rear, double doors from the kitchen open onto a substantial patio area on a gentle incline, leading to a large garden with plenty of potential — all framed by mature trees, offering both privacy and scope for landscaping. EPC E Council Tax Band E Freehold

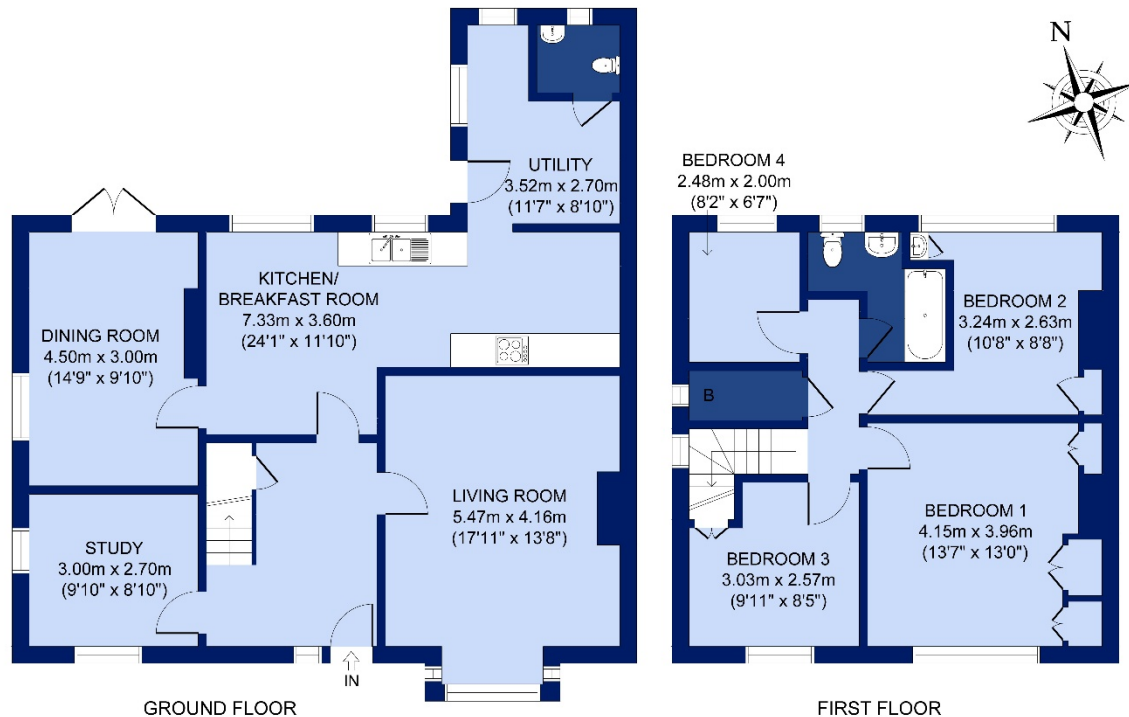
Situation

High Wycombe, located in Buckinghamshire, England, is a vibrant and historic town known for its picturesque surroundings and rich heritage. Nestled in the Chiltern Hills, it offers a perfect blend of natural beauty and urban convenience. The town boasts a charming town center with a mix of traditional and modern architecture, including the iconic Guildhall. High Wycombe has a strong cultural scene, with theaters like the Wycombe Swan and the Elgiva Theatre hosting a variety of performances. Shoppers can explore the Eden Shopping Centre, a bustling retail hub featuring a wide range of stores. The town is also known for its educational institutions, including Buckinghamshire New University and prestigious grammar schools. Its proximity to London, with excellent transport links via the M40 motorway and a mainline railway station 26 minutes on the fast train, makes it a desirable commuter town. Surrounded by lush greenery and offering a welcoming community spirit, High Wycombe is an attractive place to call home, offering the best of both worlds - a peaceful countryside setting and easy access to city amenities.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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