

## A wonderful, extended, detached family house situated on one of High Wycombe's premier roads with four bedrooms and a delightful, large garden.

Detached House In A Much Sought After Road | Block Paved Carriage Driveway With Parking For Several Cars | Storm Porch | Welcoming Entrance Hallway | Large Living Room With Open Fireplace | Dining Room | Study/Children's Playroom | Open Plan Kitchen With Breakfast Bar | Larder | Utility Room | Cloakroom | Four Double Bedrooms | Principal Bedroom With En-Suite And Walk In Dressing Room | Part Garage | Large Private Garden With Gated Side Access | Double Glazing | Gas Central Heating With Modern Boiler | Wonderful Large Garden | Gated Side Access |

A superb opportunity to acquire this 1929 built detached house in Brands Hill Avenue, one of High Wycombe's most desired roads, which is ideally located for good schooling and local amenities. The front of the property has an in-out carriage driveway and an initial storm porch, before entering a good size entrance hallway, which has wood flooring. There is a large living room and separate dining room either side of the hallway and a study/children's playroom facing the garden. The kitchen/breakfast room is open plan with fitted wall and base units, breakfast bar and ample space for a dining table. Downstairs also has a cloakroom, and a part converted garage, which is a utility room and storage area. Upstairs, you will find the family bathroom, four excellent size double bedrooms with the principal benefiting from an en-suite bathroom and a walk-in dressing room. To the rear of the property, is a fabulous large garden, which is mainly laid to lawn with an initial patio, mature borders, vegetable growing area and gated side access. Other benefits include gas central heating and double glazing. Houses such as this rarely become available, so an early viewing is highly recommended as this is a house that must not be missed!

# Price...£885,000

### Freehold













#### LOCATION

Excellent location.... Close to local amenities including Tesco Express.... Good local schooling for children of all ages.... Good local amenities include Doctors and Dental surgery.... Catchment for the excellent Grammar Schools for boys and girls.... The Royal Grammar School is within walking distance.... Eden Shopping Centre with a range of shops and restaurants.... M40 access point only 10 minutes drive.... Fast London bound trains from High Wycombe (1 miles) Beaconsfield (4 miles) and Amersham Underground Station Metropolitan Line (5 miles).... Close to the delightful Chiltern countryside....

#### DIRECTIONS

From the Hazlemere office of The Wye Partnership continue along the Amersham Road heading towards High Wycombe. Continue over the first mini-roundabout and then turn right at the second mini-roundabout into Kingshill Road. Then take the second left turn into Green Road and then the first right into West Waye. Continue along turning left at the end into Brands Hill Avenue and the property can be found on the right hand side.

#### ADDITIONAL INFORMATION

COUNCIL TAX Band G

#### **EPC RATING**

D

#### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.





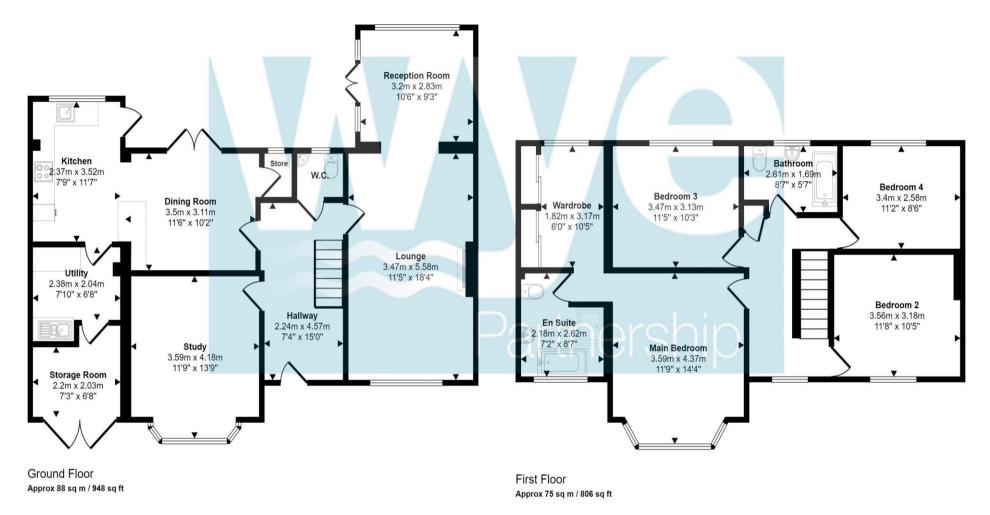








Approx Gross Internal Area 163 sq m / 1754 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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