



31 Brands Hill Avenue, High Wycombe, Buckinghamshire, HP13 5PZ

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

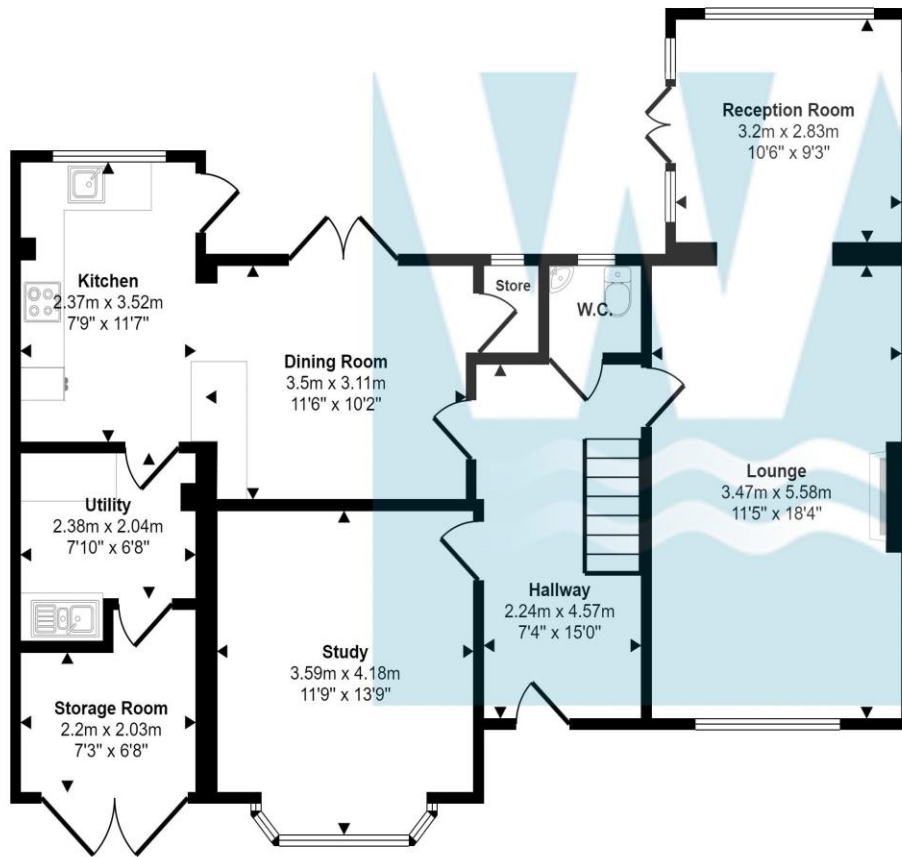
MORTGAGE

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

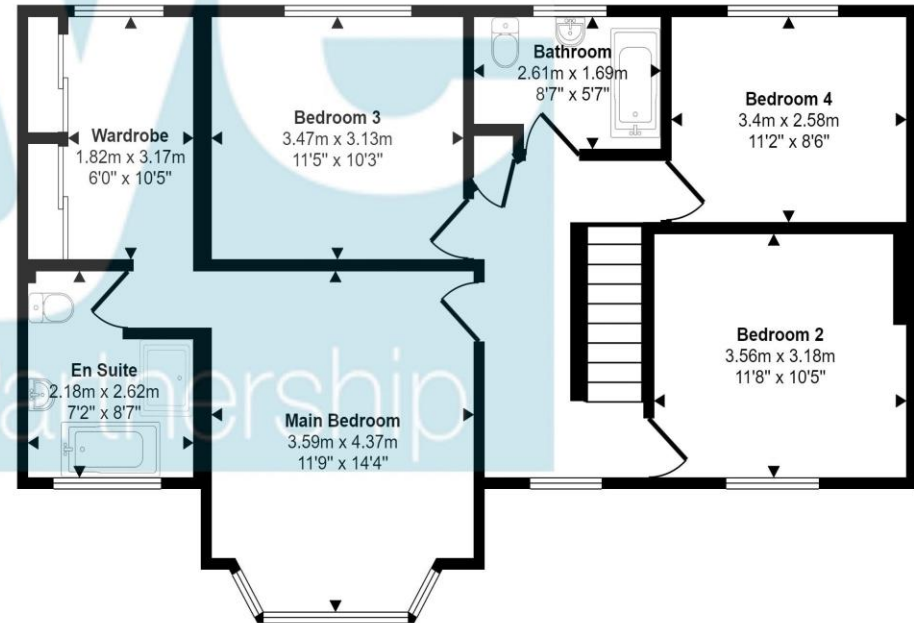
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
163 sq m / 1754 sq ft



Ground Floor
Approx 88 sq m / 948 sq ft



First Floor
Approx 75 sq m / 806 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.

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership