



Brands Hill Avenue, High Wycombe, Buckinghamshire, HP13 5PY

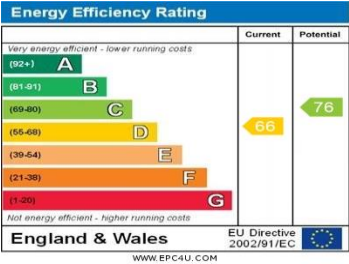
A deceptively spacious detached family home in a most enviable location.

| Deceptively Spacious Detached Home in Envable Location | Tucked Away Location with Views over National Trust Land | Reception Hall | Cloakroom/Shower Room | Large L-Shaped Lounge/Dining Room | Open Plan Fitted Kitchen | Separate Reception Room | Conservatory | Utility Room | Landing | Four Well Proportioned Bedrooms | Family Bathroom | Garage with Remote Controlled Access and Driveway Parking | Generous Corner Plot With South Westerly Facing Gardens | Walking Distance of Royal Grammar School | Viewing Strongly Recommended |

Situated in a most enviable and exceptionally quiet position in this highly sought-after location on the North West side of the town with delightful views over the Hughenden National Trust Estate, this is a deceptively spacious detached family home occupying a generous corner plot with south westerly facing garden. There are four well-proportioned bedrooms on the first floor with a family bathroom and an additional shower room on the ground floor. The ground floor is very much open plan and great for entertaining with an L-shaped sitting/dining room which is open plan to a refitted kitchen. There is an additional reception room which leads into the conservatory which in turn opens onto the garden and there is a separate utility room. The property has a garage with remote controlled up and over door with driveway parking and there is good loft storage space. The Royal Grammar School is within walking distance.

Price... £740,000

Freehold



LOCATION

Situated little over a mile from the town centre and railway station, yet in a quiet, most enviable position close to National Trust land. The town centre offers a wealth of shopping facilities, restaurants and hospitality venues as well as having excellent transport links including a mainline rail link to London and the North. The Royal Grammar School is within walking distance and there are a number of notable schools within the area.

DIRECTIONS

From our office in Crendon Street, ascend the hill into Amersham Hill and continue into Amersham Road. At the traffic lights at the Royal Grammar School, turn left into Hamilton Road and then take the first turning right into Ridgeway. Take the next turning left into Green Hill and then right into Brands Hill Avenue. Proceed along Brands Hill Avenue, pass round the sharp left-hand bend and on reaching the T Junction turn left. Follow the road along and at the bottom of the hill the property will be found in the left-hand corner.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

D

MORTGAGE

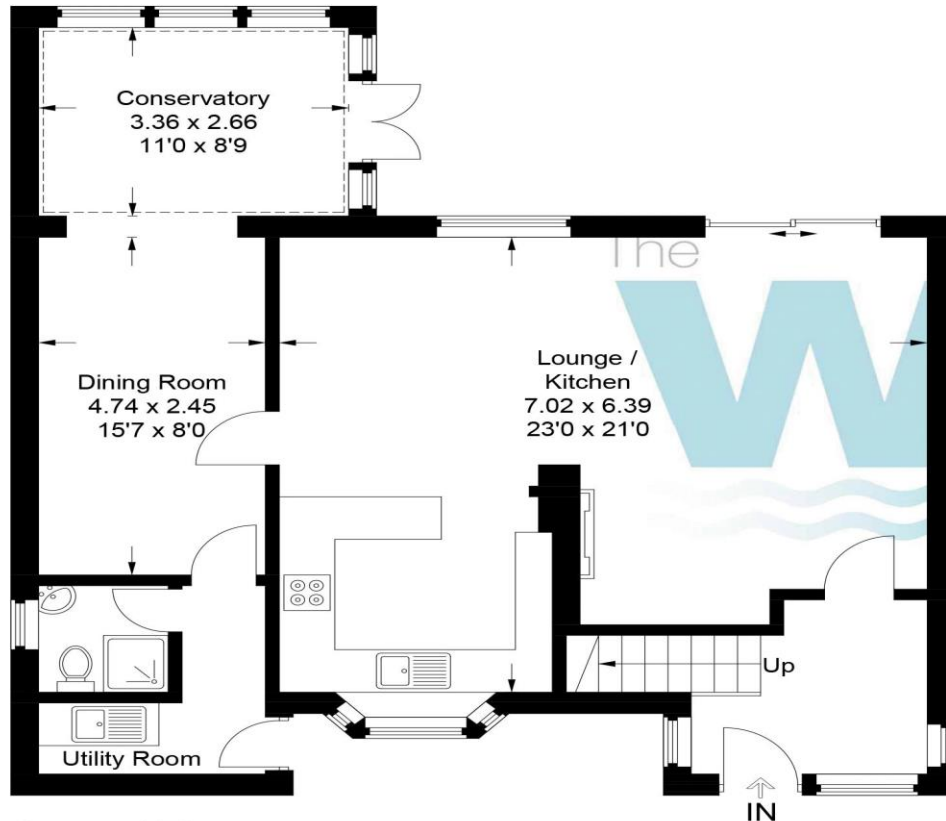
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

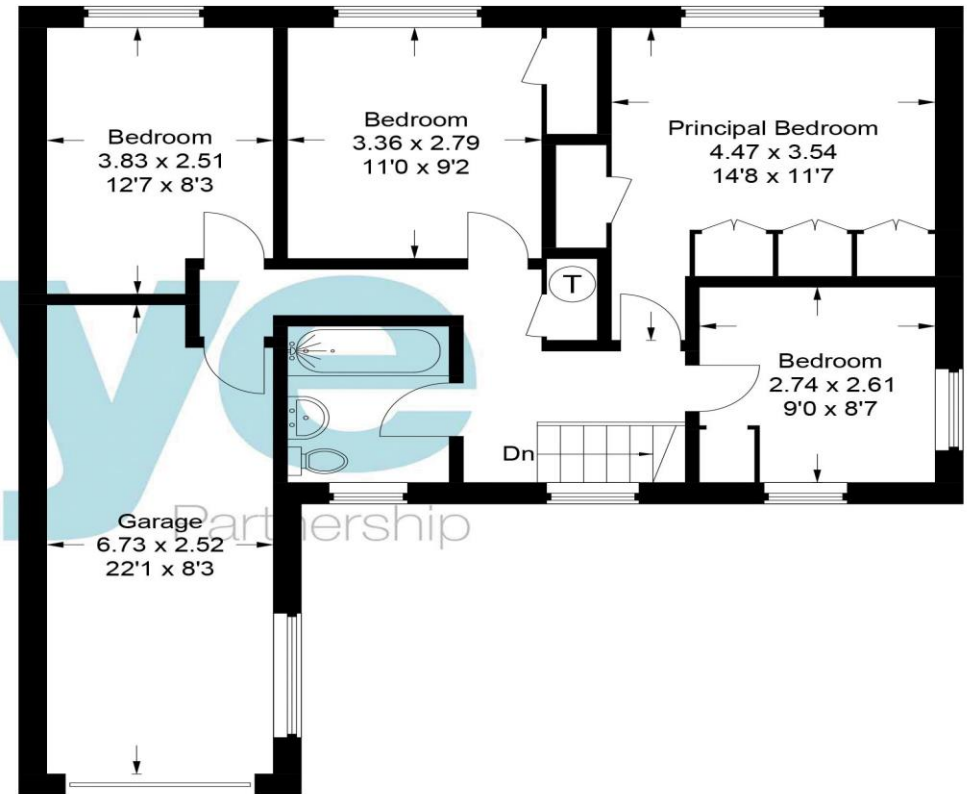


77 Brands Hill Avenue

Approximate Gross Internal Area
 Ground Floor = 77.8 sq m / 837 sq ft
 First Floor = 71.5 sq m / 770 sq ft
 Total = 149.3 sq m / 1,607 sq ft
 (Including Garage)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership