



Estate Agents  
**Hurst**

71 Brands Hill Avenue, High Wycombe, Bucks, HP13 5PY  
Offers In Excess Of £700,000

# 71 Brands Hill Avenue, High Wycombe, Bucks, HP13 5PY

Occupying a unique elevated position on Brands Hill Avenue, this property enjoys stunning, far-reaching views to both the front and rear, along with exceptional privacy in its larger-than-average garden. Built in 1963 this detached family home has since been extended and has recently undergone a significant refurbishment which includes a completely refitted kitchen, replacement of the en-suite bathroom, newly laid patio as well as the remainder of the property being presented in excellent decorative order throughout. The open plan kitchen/breakfast/dining room gives a bright, open feel that leads onto a larger than average rear garden, which also offers fantastic views across the valley and National Trust Parkland. This wonderful family home is situated in a quiet, cul-de-sac location that is within walking distance of The Royal Grammar School and approximately half a mile from the town centre and the main line railway station that offers a direct line service into London Marylebone, making it perfect for those looking to commute. The accommodation includes; entrance hall, spacious double aspect lounge, study/playroom, open plan and modern fitted kitchen/diner with bi-fold doors opening onto the rear garden, guest cloakroom, master bedroom with en-suite bathroom, three further bedrooms and family bathroom. The property further benefits from; gas central heating, double glazing, newly laid driveway parking for several vehicles, single garage, larger than average rear garden which offers a couple of areas that are perfect for entertaining and offer some stunning views. This really is a superb family home in an idyllic and rural feel to this part of the town which also provides miles of countryside walks on your doorstep and an internal viewing is advised.



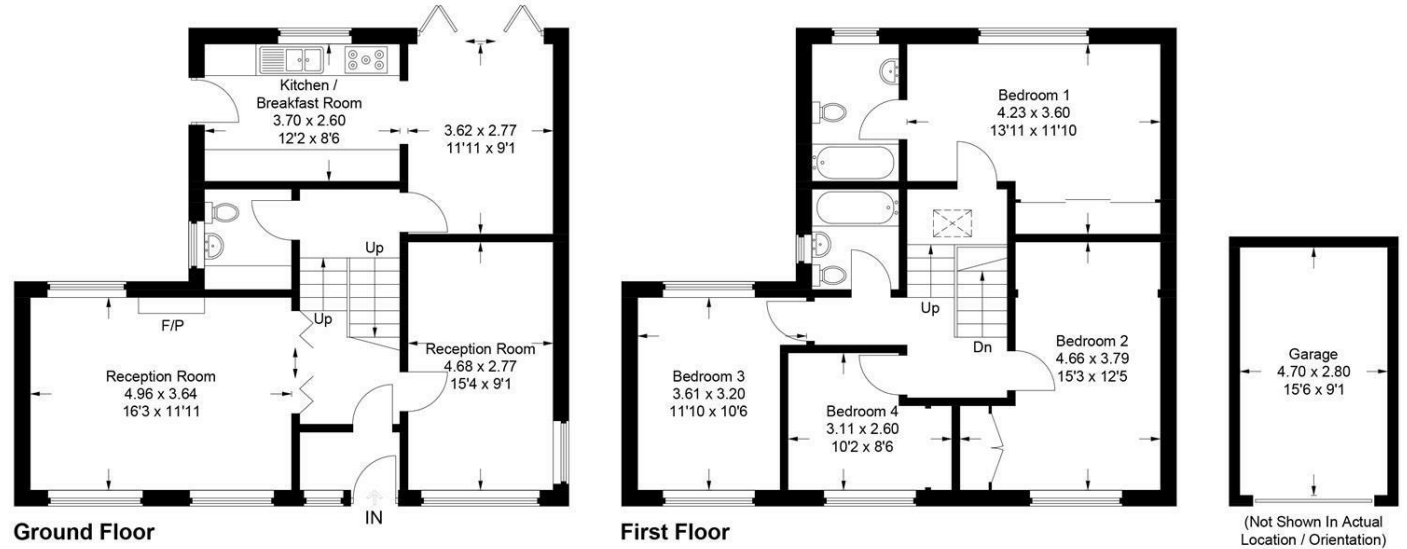
**EXTENDED DETACHED FAMILY HOME**  
**FOUR BEDROOMS**  
**NEWLY FITTED KITCHEN & EN-SUITE**  
**GUEST CLOAKROOM**  
**GARAGE & REPLACED DRIVEWAY**  
**LARGER THAN AVERAGE REAR GARDEN**  
**QUIET CUL-DE-SAC LOCATION**  
**FANTASTIC VIEWS TO FRONT ASPECT**  
**WALKING DISTANCE OF RGS**  
**SPACIOUS FAMILY HOME**







Approximate Gross Internal Area  
 Ground Floor = 68.4 sq m / 736 sq ft  
 First Floor = 67.8 sq m / 730 sq ft  
 Garage = 13.2 sq m / 142 sq ft  
 Total = 149.4 sq m / 1,608 sq ft



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 Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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