



63 Brands Hill Avenue, High Wycombe - HP13 5PY  
£700,000

**TIM RUSS**  
& Company





- Situated in a highly regarded road with stunning views to the front is this beautifully maintained, four double bedroom, detached family home
- Close to The Royal Grammar School, High Wycombe town centre, railway station and beautiful countryside walks

The property is ideally situated within a short drive to the main line station providing a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. For families there are a number of highly regarded schools in the area, notably the nearby Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the new hub development which includes a state of the art leisure centre and full size Waitrose.

**Council Tax band: F**

**EPC Rating: TBC**

**Tenure: Freehold**





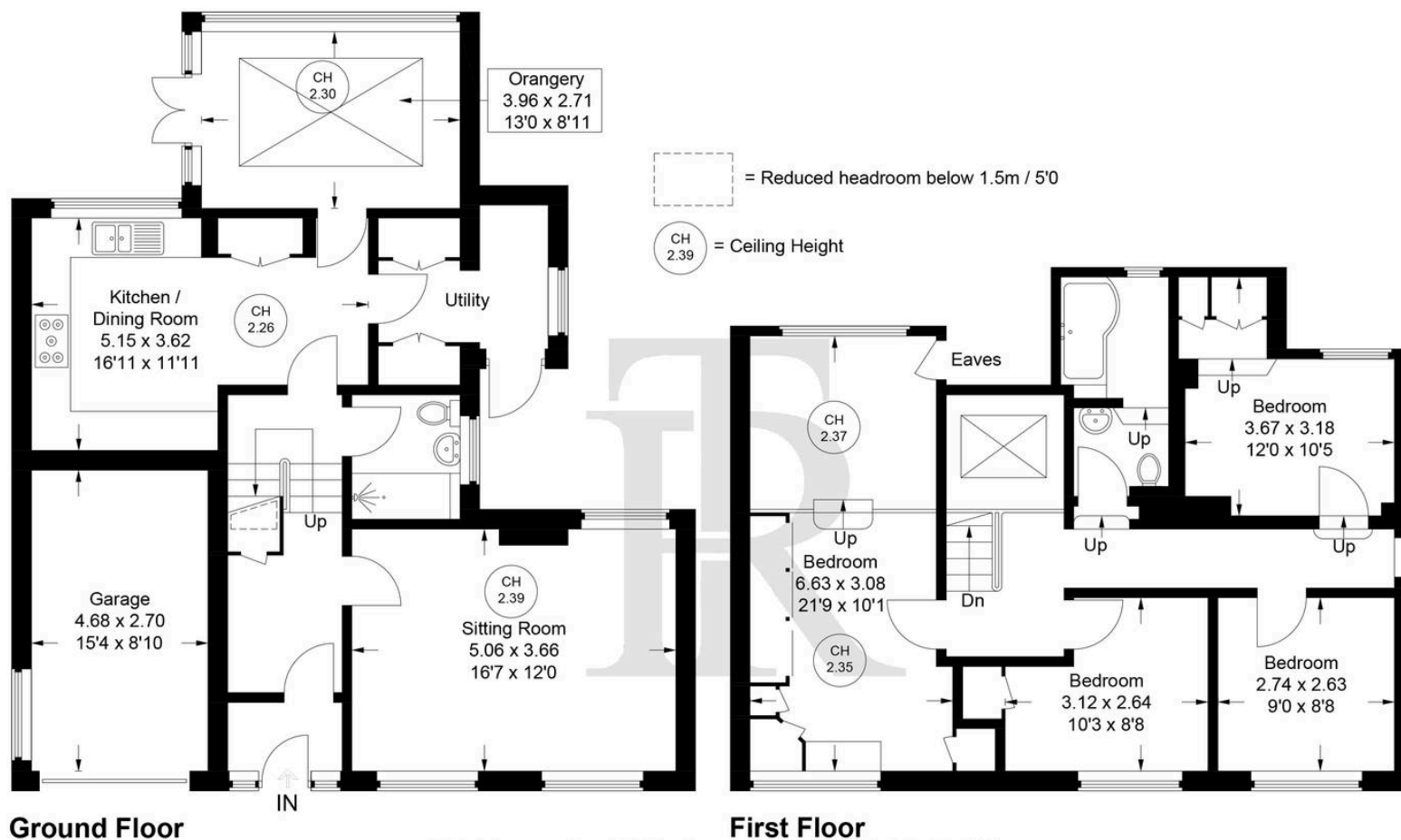
The property welcomes you with a generous entrance hall leading to a double aspect sitting room, which enjoys delightful views to the front, a feature fireplace, and patio doors that open to the garden, creating a bright and inviting space for relaxation. The heart of the home is a well equipped kitchen and dining room, fitted with solid wood cabinets and built in appliances, that seamlessly connects to a spacious utility room (with a useful door to the garden). A light filled orangery, complete with under floor heating, provides a wonderful setting for year round enjoyment and offers beautiful views of the garden with patio doors for easy access. The ground floor also features an updated and beautifully presented shower room, ideal for guests or busy family life.

Upstairs, the principal bedroom benefits from a range of fitted wardrobes and eaves storage, while three further double bedrooms (two with fitted wardrobes) are all served by a well equipped family bathroom.

The attached garage is accessed via driveway parking and features a remote control up and over door with the added advantage of mezzanine storage above, providing ample space for vehicles and belongings. This property combines generous proportions and thoughtful design with a prime location, making it an ideal choice for families seeking both convenience and a tranquil setting. Early viewing is highly recommended to appreciate the quality and lifestyle this exceptional home has to offer.







Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Tim Russ and Company

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