



10 Elvaston Rectory Avenue, High Wycombe - HP13 6GF

In Excess of £300,000

 **TIM RUSS**
& Company



- Fantastic location in a quiet setting yet just a stones throw from High Wycombe town centre and railway station
- Offered for sale with a share of the freehold and no onward chain
- Stylish wooden flooring throughout and large windows with abundant natural light
- Built-in storage solutions
- Modern kitchen with integrated oven
- Ensuite bathroom to principal bedroom
- Contemporary bathroom suite
- Private balcony accessible from the sitting room
- Landscaped communal garden areas
- Off-road parking

The property is ideally situated within easy access to High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service to London (25 mins by train from High Wycombe). Heathrow is approximately half an hours drive away. The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.



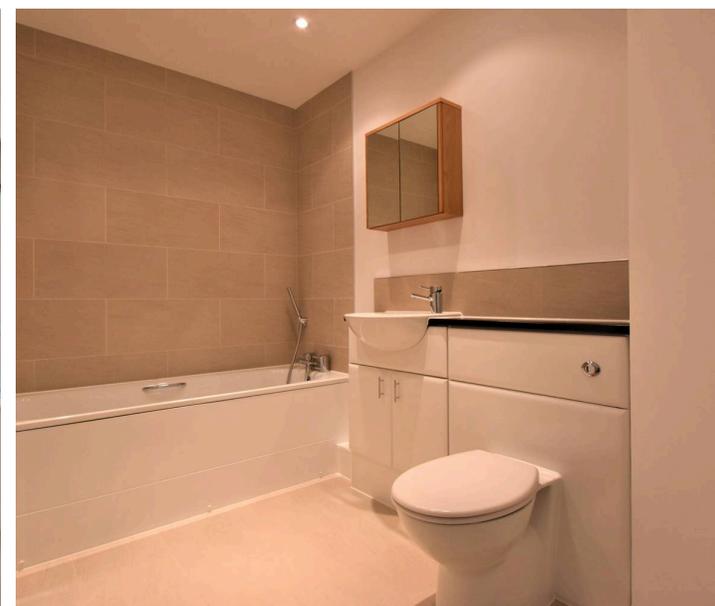
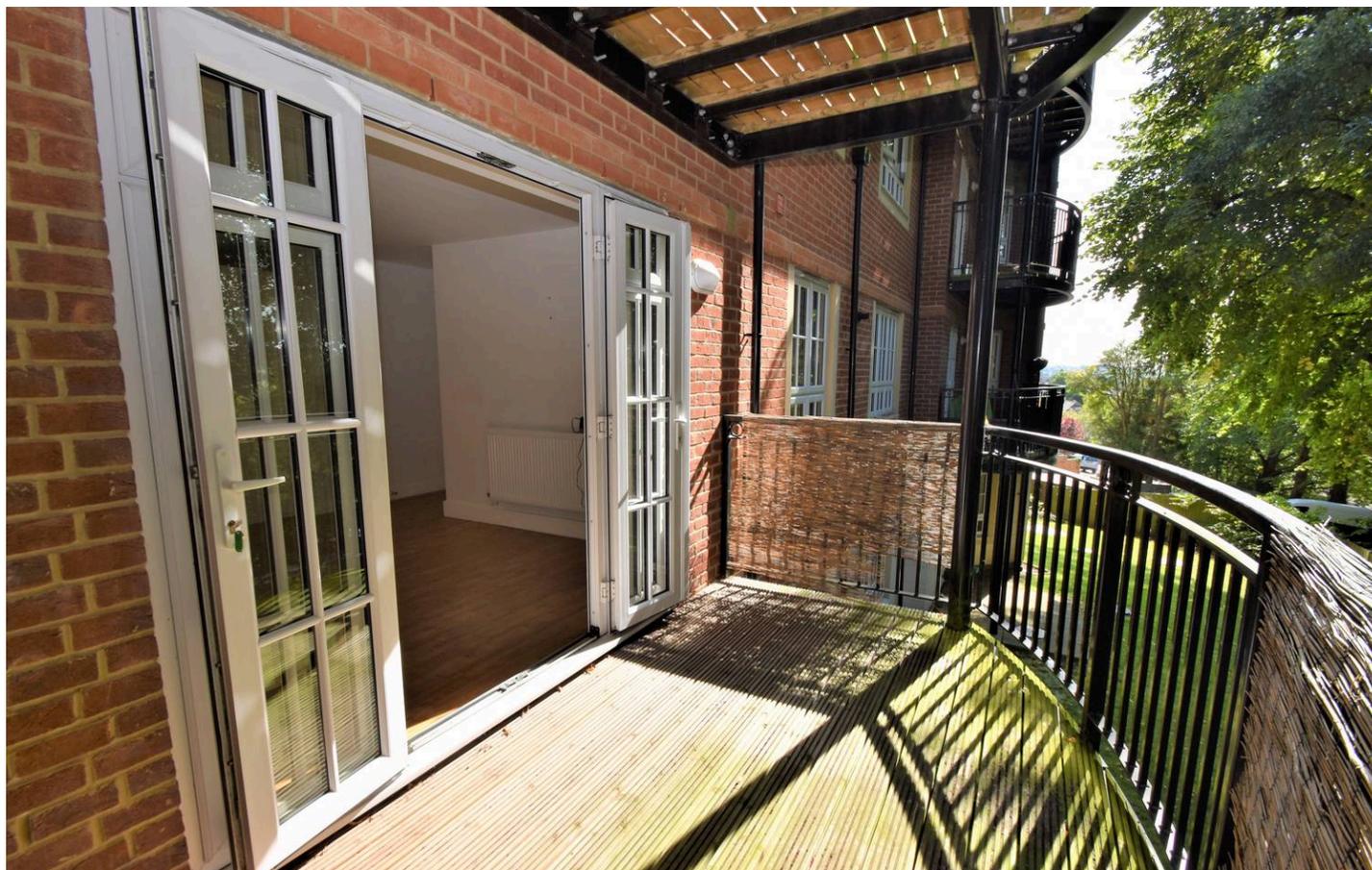
This beautifully presented two bedroom ground floor apartment is ideally situated in a peaceful setting, yet just moments from High Wycombe town centre and the mainline railway station, offering the perfect blend of convenience and tranquillity. The property is offered for sale with a share of the freehold and no onward chain, making it an attractive option for both first-time buyers and investors alike. Inside, the flat impresses with stylish wooden flooring throughout and large windows that flood the living spaces with natural light. The modern kitchen comes complete with an integrated oven, while thoughtful built-in storage solutions maximise space and functionality. The principal bedroom benefits from an ensuite bathroom, and an additional main bathroom featuring a contemporary suite. The sitting room opens onto a private balcony, providing a perfect spot for evening sunsets or morning coffee.

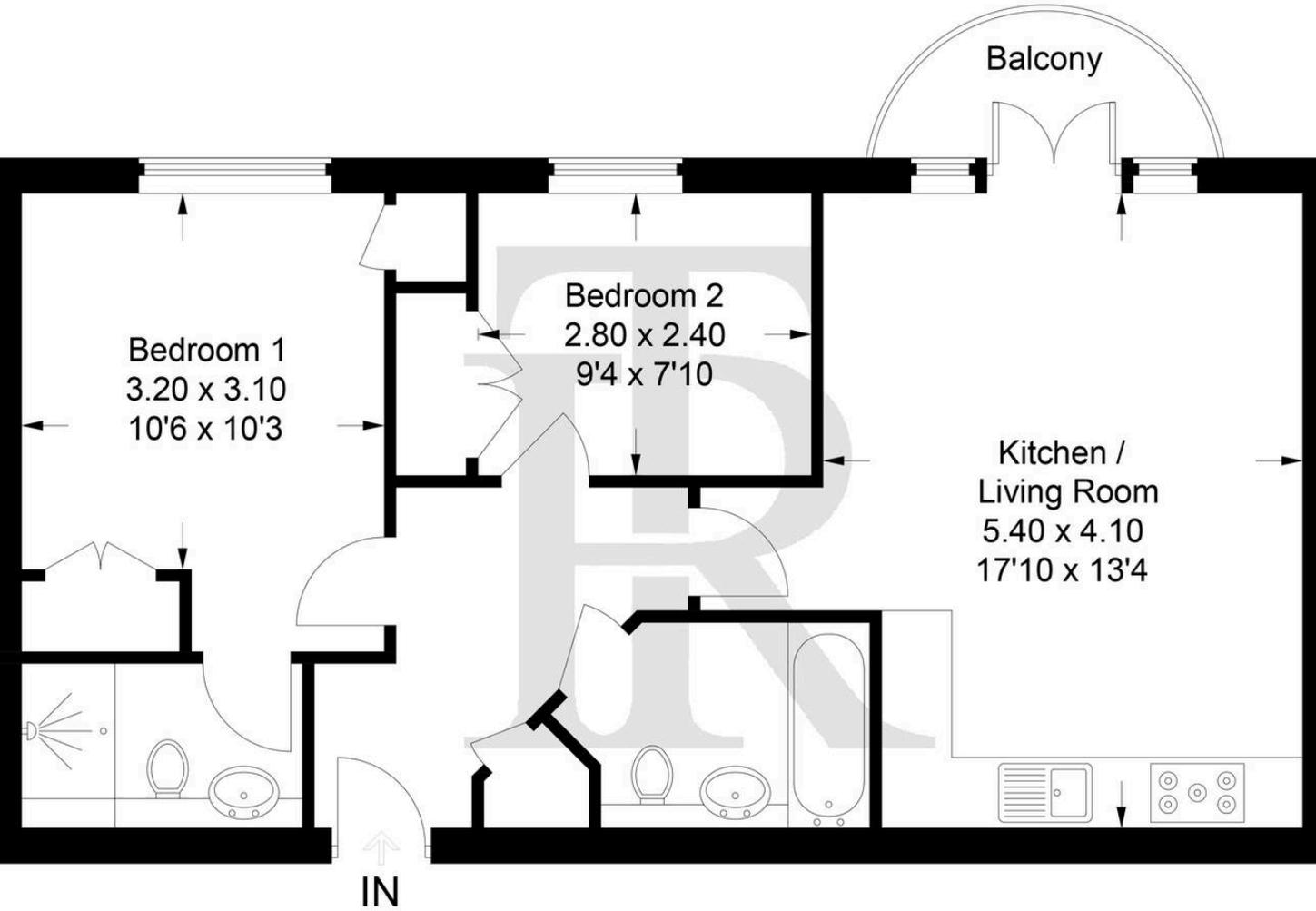
Outside, residents enjoy access to landscaped communal garden areas, offering a peaceful retreat for relaxation or socialising with neighbours. The development also benefits from off-road parking, ensuring convenience for both residents and their guests. With its combination of stylish interiors, practical features, and well-maintained outdoor spaces, this flat is a superb opportunity to acquire a modern home in a sought-after location close to all the amenities and transport links High Wycombe has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





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Approximate Gross Internal Area = 59 sq m / 635 sq ft

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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Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



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