



35 Brands Hill Avenue, High Wycombe - HP13 5PY  
£775,000





- Situated in this much favoured road, just a stones throw to The Royal Grammar School and stunning countryside walks. High Wycombe town centre and railway station is also within walking distance

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**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**



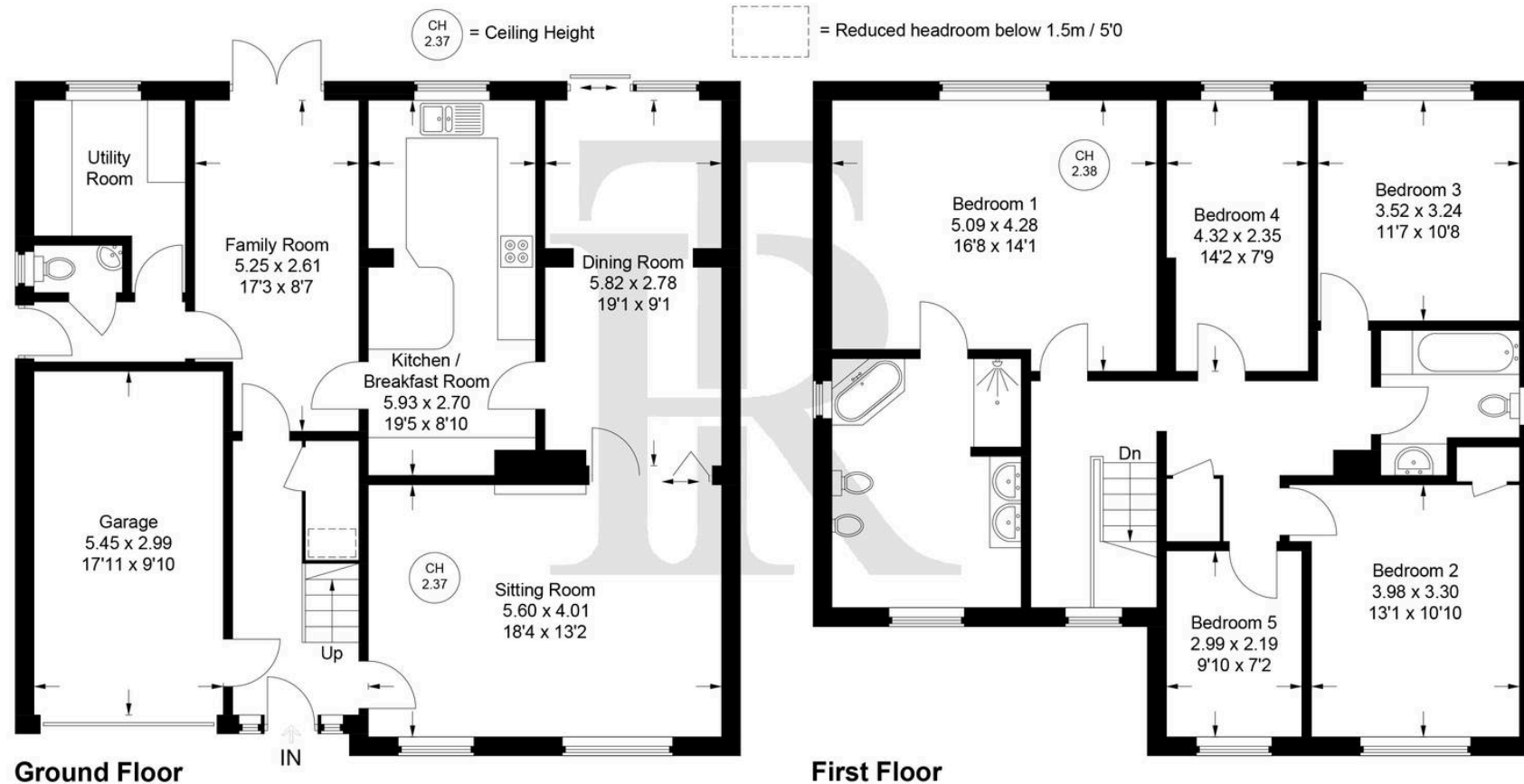
Situated on a highly sought-after road just moments from The Royal Grammar School and scenic countryside walks, this impressive five bedroom detached house offers a fantastic blend of space, comfort and convenience. The property is ideally located within walking distance of both High Wycombe town centre and the railway station, making it perfect for commuters and families alike.

Upon entering, you are greeted by a welcoming entrance hall with integral door to garage, that features a recently refitted staircase with elegant glass panelling, setting the tone for the quality and style found throughout the home. The bright and spacious sitting room boasts a feature fire and a connecting door to the dining room with patio doors to the garden (this area could easily be opened up to create a seamless flow into the kitchen/breakfast room and the family room beyond, subject to any necessary consents). The fully fitted kitchen/breakfast room comes complete with integrated appliances and leads directly into the family room, providing ample space for both every-day living and entertaining. A separate utility room, downstairs cloakroom and a useful side door add further practicality to the ground floor layout.

Upstairs, the principal bedroom benefits from a luxury sized ensuite bathroom, three further double bedrooms and a single bedroom/office which are all served by the well-appointed family bathroom, ensuring flexibility for growing families or those working from home.

To the front of the property, there is off-road parking for three vehicles, which leads to an integral garage and a side path to the rear.





### 35 Brands Hill Avenue, HP13 5PY

Approximate Gross Internal Area

Ground Floor = 109.0 sq m / 1173 sq ft (Including Garage)

First Floor = 99.2 sq m / 1068 sq ft

Total = 208.2 sq m / 2241 sq ft

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

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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