

18 Rye View, High Wycombe - HP13 6HL

£695,000

TIM RUSS & Company







- A beautifully presented and extended detached family home, situated at the end of a quiet cul de sac, walking distance to High Wycombe town centre and mainline railway station

Standing in a commanding position in this much-admired road, the property is set in a generous level plot, within easy reach of the town centre and railway station. The station offers a fast and frequent service to Marylebone on the Chiltern Line; easy access to the M40 is found at Handy Cross. High Wycombe centre offers a comprehensive range of shopping facilities, including the Eden Centre along with major supermarkets and leisure facilities. Education in Buckinghamshire is a huge draw with a good choice of schooling, including the Grammar School system. The Royal Grammar School for boys (within walking distance) and Wycombe High for girls, alongside Godstowe preparatory school (also within walking distance).

Council Tax band: F

EPC Rating: C

Tenure: Freehold

A beautifully presented and thoughtfully extended four bedroom detached family home, this property is superbly positioned at the end of a peaceful cul de sac on Rye View, a highly regarded and sought after road in the heart of High Wycombe. Within easy walking distance of the town centre and mainline railway station (offering direct links to London), and delightful views across the Wycombe valley towards the picturesque Rye park.

Upon entering, you are welcomed by a spacious hallway with downstairs cloakroom, leading to the generously proportioned L-shaped sitting/dining room, with feature fireplace. Connecting doors to both the kitchen/breakfast room and an additional family room and studio, provide a variety of options for relaxation or hobbies. The kitchen/breakfast room is well appointed with a range of base and eye level units, integrated appliances, and ample space for informal dining, while a separate utility room offers further storage and access to the side of the property, as well as a door to a dedicated home office.

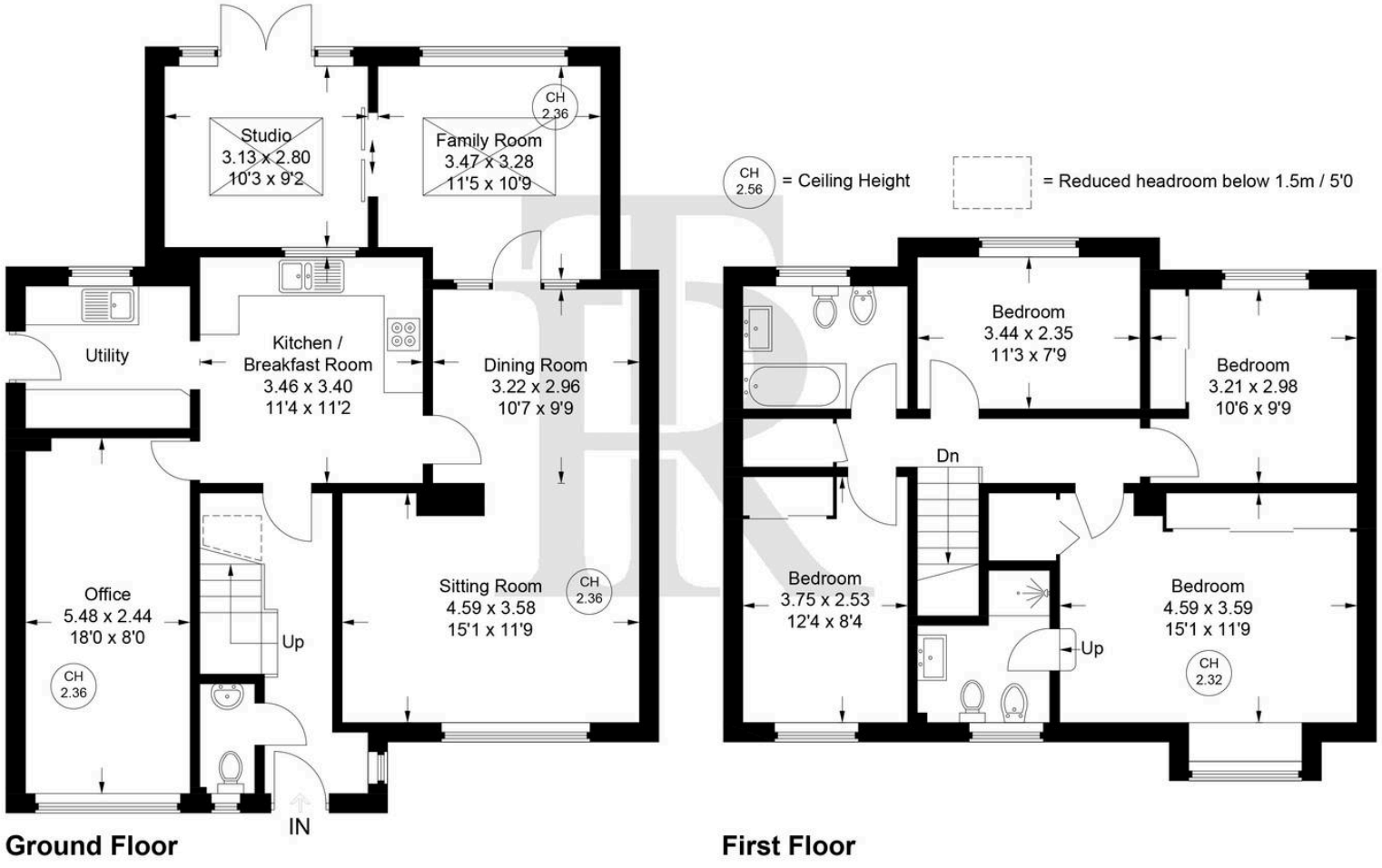
Upstairs, the principal bedroom features fitted wardrobes and a stylish ensuite shower room. Three further double bedrooms, two of which are equipped with fitted cupboards, ensure ample accommodation for family and guests, all served by a beautifully appointed family bathroom.

The front of the property is attractively landscaped for easy maintenance, with a block paved driveway providing off road parking for two cars and a side access gate for added convenience. The well enclosed, south facing rear garden enjoys a generous patio area, decorative planting and a neat lawn, creating a delightful backdrop for outdoor dining or relaxation.









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Approximate Gross Internal Area
Ground Floor = 93.3 sq m / 1004 sq ft
First Floor = 66.5 sq m / 716 sq ft
Total = 159.8 sq m / 1720 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.

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