



10 Bailey Close, High Wycombe - HP13 6QA

Guide Price £775,000

 **TIM RUSS**
& Company



- Enjoying a quiet position towards the end of a cul de sac, a stroll to mainline station & town centre amenities

High Wycombe town is within walking distance and provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. There is a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. For families there are a number of highly regarded schools in the area, notably the Royal Grammar school (boys), also John Hampden (boys) and Wycombe High School (girls). For private schooling the Godstowe school is just a short walk, also in High Wycombe town is the highly regarded and sought after Wycombe Abbey. In Beaconsfield you can find Davenies (boys) and High March (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 hub development which includes a state-of-the-art leisure centre and full-size Waitrose. Just around the corner from the family home is the beautiful Rye park offering football/ tennis facilities and gym with open air swimming pool, lovely walks and river dyke for boating and two children's play areas. The stunning Hughenden Park and Manor House, part of the National Trust, is just a short drive away and is perfect for countryside walks and enjoying the great outdoors.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

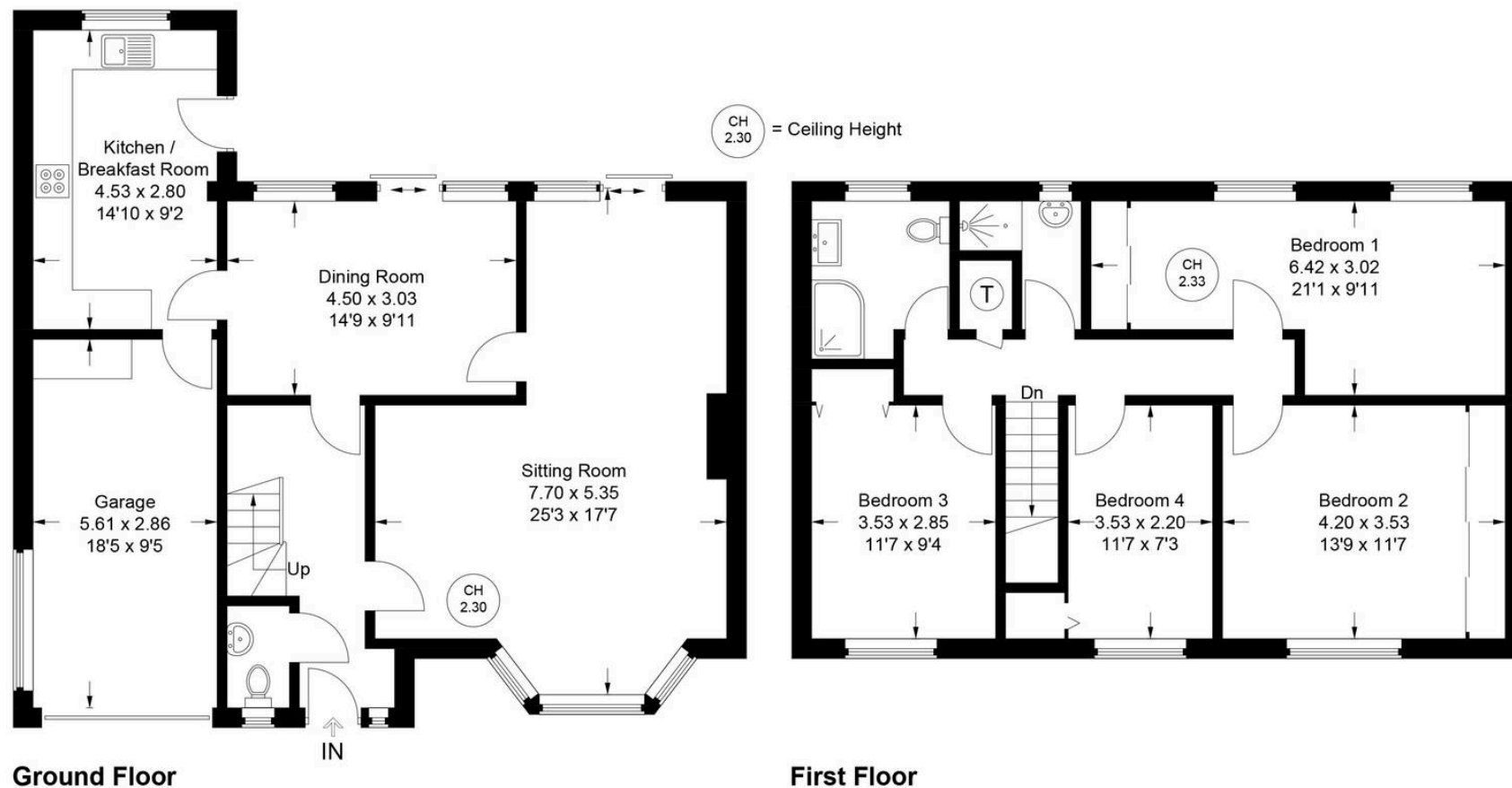


Nestled at the end of a serene cul de sac, this exceptional 4-bedroom detached house is a true gem in this sought-after neighbourhood. A mere stroll away from the mainline station and bustling town centre amenities, the location of this property couldn't be more convenient. This immaculately presented abode has been thoughtfully extended to offer light-filled and spacious living spaces throughout. The highlight of the property is the beautifully manicured rear gardens, facing the sunny southwest direction, and enhanced by an electric awning, providing the perfect setting for outdoor relaxation and entertainment.

Internally, the property is graced by an inviting entrance hall leading to a downstairs cloakroom, a large L-shaped sitting room with a charming bay window overlooking the front garden, and sliding doors opening onto the patio. The separate dining room, complemented by sliding patio doors, offers a wonderful space for family meals and gatherings. The modern fitted kitchen/breakfast room has direct access to the garden and an integral garage for added convenience. Upstairs, four well-proportioned bedrooms await, along with a refitted shower room and a contemporary family bathroom. Ample driveway parking completes the picture of this exceptional property, perfect for modern family living.

Outside, the property provides a tranquil escape from the hustle and bustle of daily life. The manicured gardens extend to the south-west of the property, inviting residents to savour the outdoors in a private setting. The addition of an electric awning ensures that the patio area can be enjoyed throughout the seasons, making it an ideal spot for al-fresco dining or simply basking in the sun.





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Approximate Gross Internal Area
 Ground Floor = 85.7 sq m / 922 sq ft (Including Garage)
 First Floor = 70.1 sq m / 754 sq ft
 Total = 155.8 sq m / 1676 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.



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