



Allyn House Terry Road, High Wycombe - HP13 6QJ

Guide Price £1,175,000

 **TIM RUSS**
& Company



- Close to highly regarded schools & stroll to Main line station
- Substantial & versatile accommodation 3543 sq ft
- Self contained annex/home office
- Three reception rooms
- Kitchen
- Utility room
- Six bedrooms
- Three bathrooms
- Integral double garage with in and out driveway
- Attractive south westerly facing level rear gardens

The property is ideally situated about a fifteen-minute walk to the main line station. It provides 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 Royal Grammar school (boys) and Godstowe Prep School (co-ed) both within short walking distance. John Hampden Grammar School (boys) and Wycombe High School (girls) are less than two miles away. 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.



Offered for sale with no onward chain is this substantial detached family home, built of attractive old stock brick on a generous plot. Close to highly regarded schools and a stroll to a main line station.

A personal comment from the owner.

'As soon as we moved in we knew Allyn House was right for us. It has successfully allowed 3 generations to live together but maintain independence. The children had plenty of space to have neighbours to play and to safely visit their friends. The location has been ideal with good schools and the train station within walking distance. There is a regular reliable bus service between HW and Amersham but with all the local footpaths it's a nice stroll into town. During lockdown the house allowed working from home without impacting shared spaces, and as the family grew the outside space coped with an increasing number of cars. There is a local resident's association which organises social events and keeps residents up to date with local news. We will miss Allyn House but now our children have moved away it needs a new family to make the most of it.'

Allyn House is a substantial detached property (3543 sq ft) set on one of the most sought-after roads in High Wycombe. It has the advantage of an in and out driveway and double garage. The property offers versatile accommodation on three floors with the advantage of a self contained annex. In brief the accommodation comprises; reception hall, cloakroom, three reception rooms, kitchen/breakfast room, utility room, six bedrooms, three bathrooms and home office.

Council Tax band: F

Tenure: Freehold

EPC Rating: D





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Approximate Gross Internal Area

Ground Floor = 178.6 sq m / 1922 sq ft (Including Garage)

First Floor = 107.7 sq m / 1159 sq ft

Second Floor = 42.9 sq m / 462 sq ft

Total = 329.2 sq m / 3543 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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