



12 Brands Hill Avenue, High Wycombe - HP13 5QA

Guide Price £900,000

 **TIM RUSS**
& Company



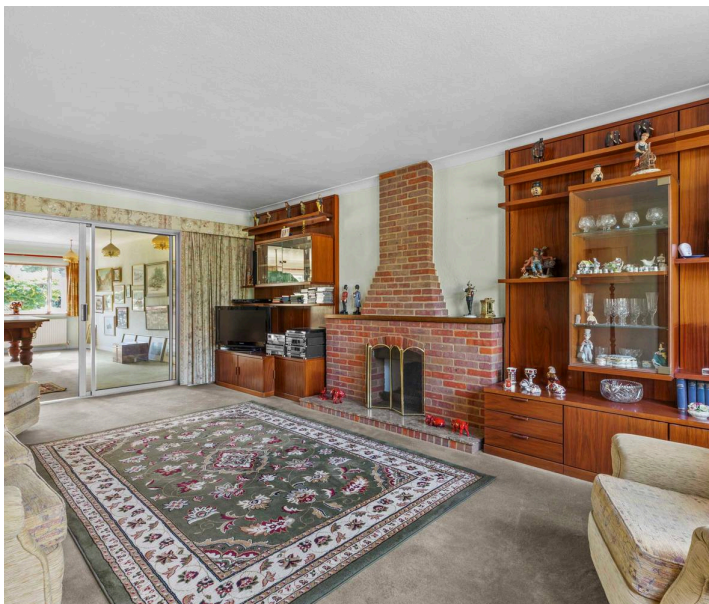
- Just a short stroll to the highly regarded Royal Grammar School, is this fine, detached, character family home offering over 2500 sq ft of family accommodation
- Walking distance to High Wycombe town centre, railway station and stunning countryside

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: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



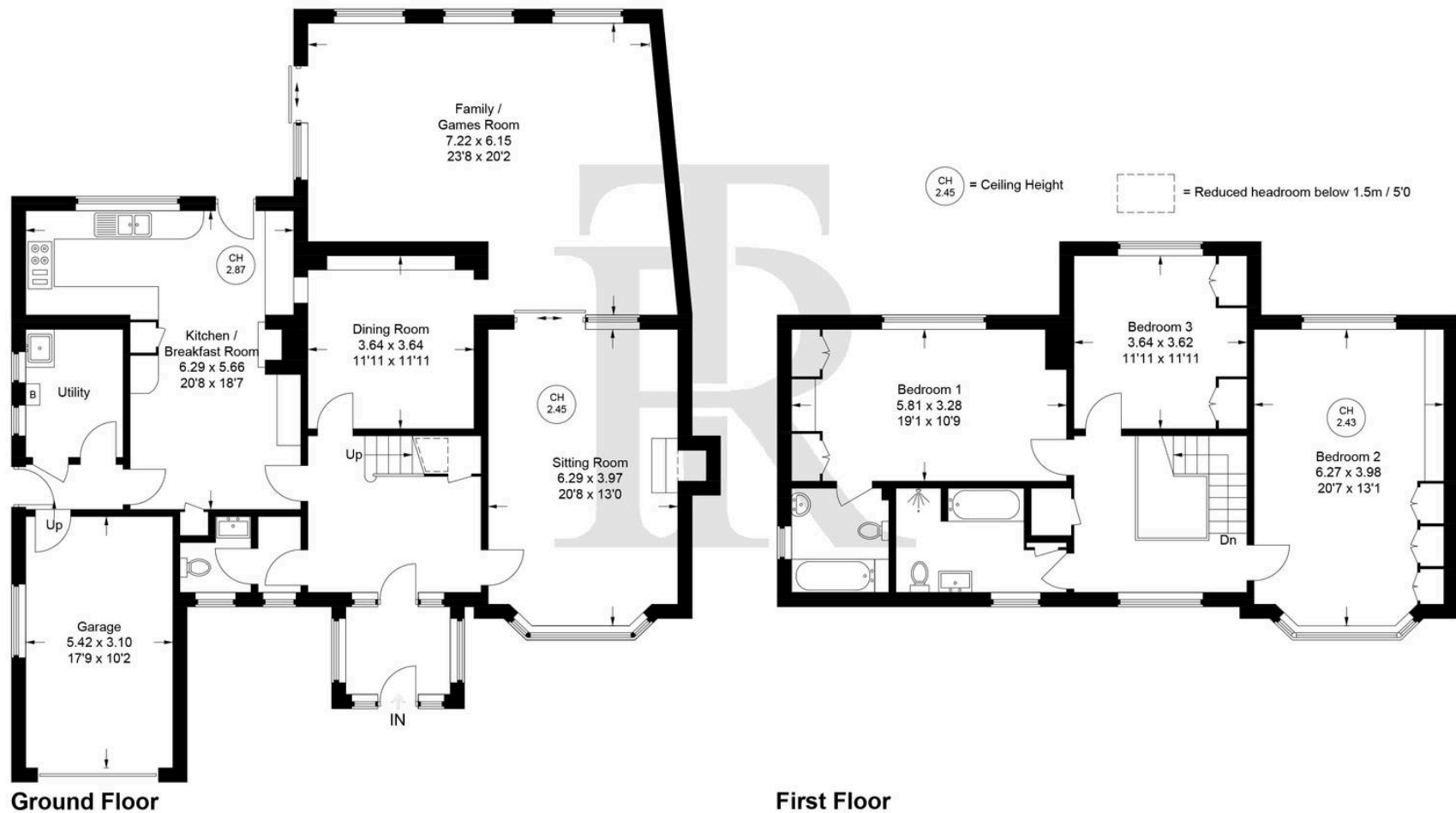
Situated just a short stroll from the highly regarded Royal Grammar School and within walking distance of High Wycombe town centre, the railway station and beautiful countryside, this fine detached character family home offers over 2,500 sq ft of thoughtfully arranged accommodation.

Upon entering, you are welcomed by a large entrance hall (complete with a downstairs WC). The bay fronted sitting room is a highlight, featuring a charming fireplace and offering an inviting setting for relaxation or entertaining, while the separate dining room provides an elegant space for family meals and special occasions. The well-appointed kitchen/breakfast room is generous in size and enjoys direct access to a separate and highly useful utility room. There is a large games or hobby room, which offers flexible use and could easily be converted into a ground floor bedroom suite to suit changing needs.

Upstairs, a galleried landing leads to the principal bedroom, which benefits from fitted wardrobes and a private ensuite bathroom. Two further double bedrooms, both with fitted cupboards, are served by a spacious family bathroom.

Ample driveway parking leads to an attached garage, providing excellent storage and convenience. This property combines period character with modern family living and is perfectly positioned for access to top local schools, commuter links and all the amenities High Wycombe has to offer. Early viewing is highly recommended to appreciate the quality and flexibility of accommodation available in this exceptional detached home.





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Approximate Gross Internal Area
 Ground Floor = 158.9 sq m / 1710 sq ft (Including Garage)
 First Floor = 84.1 sq m / 905 sq ft
 Total = 243.0 sq m / 2615 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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