



78 Brands Hill Avenue

High Wycombe, High Wycombe

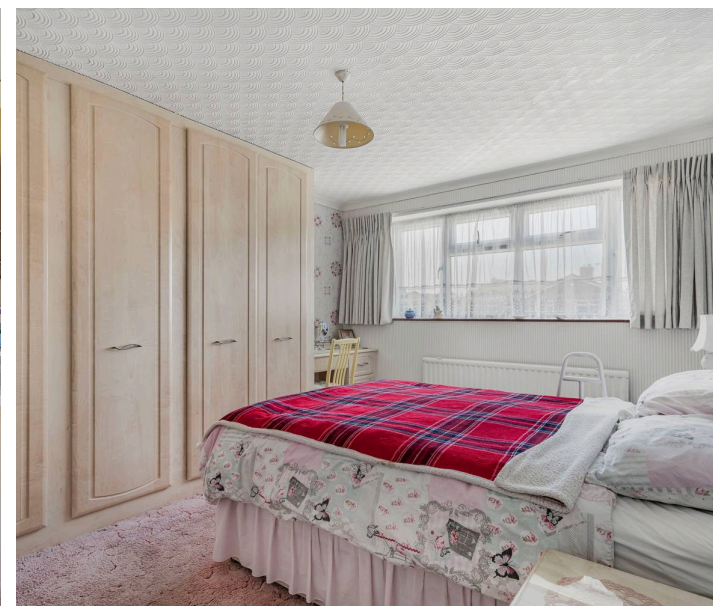
- Detached Family Home In A Sought After Location
- Offering Excellent Potential For Extending Subject To Planning
- Cloakroom, L Shaped Sitting Room/Dining Room, Conservatory
- Kitchen, Utility Room
- Three Bedrooms, Re-Fitted Shower Room (Could Revert to Bathroom)
- Gas Heating, Double Glazing, Garage + Driveway Parking
- Good Size Established Rear Garden
- Delightful First Floor Views To Surrounding Countryside
- Walking Distance Of The Royal Grammar School For Boys
- No Onward Chain

Situated little over a mile from the town centre and railway station, yet in a quiet, most enviable position close to National Trust land. The town centre offers a wealth of shopping facilities, restaurants and hospitality venues as well as having excellent transport links including a mainline rail link to London and the North. The Royal Grammar School is within walking distance and there are a number of notable schools within the area.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



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This well kept three bedroom detached house is situated in a sought after location, within walking distance of the Royal Grammar School for Boys. The property offers excellent potential for extending, subject to planning, making it an ideal choice for growing families or those seeking additional space. The ground floor features a spacious L shaped sitting room and dining area, a bright conservatory, a practical kitchen, a utility room, and a convenient cloakroom. Upstairs, there are three bedrooms and a re-fitted shower room (which could easily revert to a bathroom if desired). The property enjoys delightful first floor views over the surrounding countryside, adding to its appeal and benefits from gas central heating and double glazing throughout. To the outside there is a garage and driveway parking with a good size rear garden which is laid to lawn. Offered to the market with no onward chain, this detached family home represents an excellent opportunity for buyers looking for a well-located property with scope to personalise and extend. Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

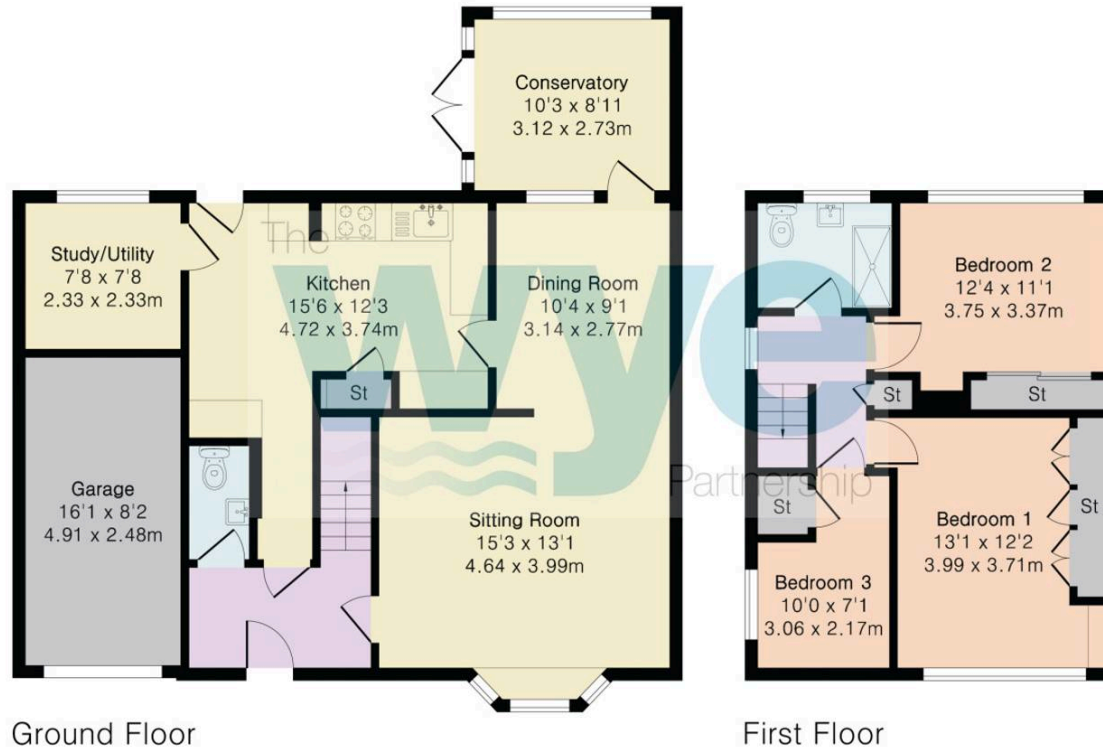


**Approximate Gross Internal Area 1229 sq ft - 114 sq m
(Excluding Garage)**

Ground Floor Area 785 sq ft – 73 sq m

First Floor Area 444 sq ft – 41 sq m

Garage Area 131 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership High Wycombe

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