



Brands Hill Avenue, High Wycombe, Buckinghamshire, HP13 5PU



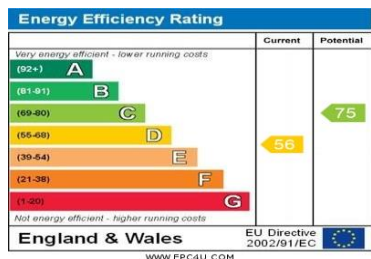
*A detached and well-kept family home with flexible accommodation complemented by a good size rear garden.*

| Entrance Hall | Living Room | Modern Fitted Kitchen/Dining/Family Room  
 | Utility Room | Cloakroom | Bedroom Four | Landing | Three Further Bedrooms  
 | Family Bathroom | Gas C/H | Double Glazing | Garage + Driveway  
 Parking | Large Rear Gardens | No Onward Chain |

An extended and well-presented detached family home that offers potential for further extension subject to the necessary planning permissions. Also, with versatility of its existing accommodation for scope to create a ground floor annexe. The property has good size level gardens and is situated within one of the towns sought after locations close to 'The Royal Grammar School' for boys and countryside walks. Accommodation comprising; Entrance hall, living room with feature open fireplace, modern L shaped kitchen/dining/family room with sliding patio doors opening to rear garden and door to utility room, refitted cloakroom, bedroom four/Sitting room. To the first floor there are three bedrooms and a family bathroom with a white three-piece suite. To the outside a driveway at the front provides off road parking and access to the garage. The rear gardens are well established and are of good size, predominately laid to lawn enjoying a high degree of privacy.

**Price... £625,000**

*Freehold*





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## LOCATION

Situated just a mile and a half from the train station and within walking distance of the highly regarded Royal Grammar School. There are localised shops close by at Terriers, which cater for most day-to-day needs, and the town centre, which is easily accessible, provides a whole range of shopping and leisure facilities as well as transport links with mainline rail links to London, Oxford and Birmingham. There are open fields and woodland close by for countryside walks.



## DIRECTIONS

From our office in Crendon Street, ascend Amersham Hill, continuing into Amersham Road and on reaching the traffic lights at the junction with Hamilton Road, turn left and then take the first turning on the right into The Ridgeway. Proceed for a short distance taking the first turning left into Green Hill and then first turning right into Brands Hill Avenue continuing along the road past the turning for West Way where number 44 will be found on the right-hand side identified by a Wye Partnership for sale board.



## ADDITIONAL INFORMATION

### COUNCIL TAX

E

### EPC RATING

C

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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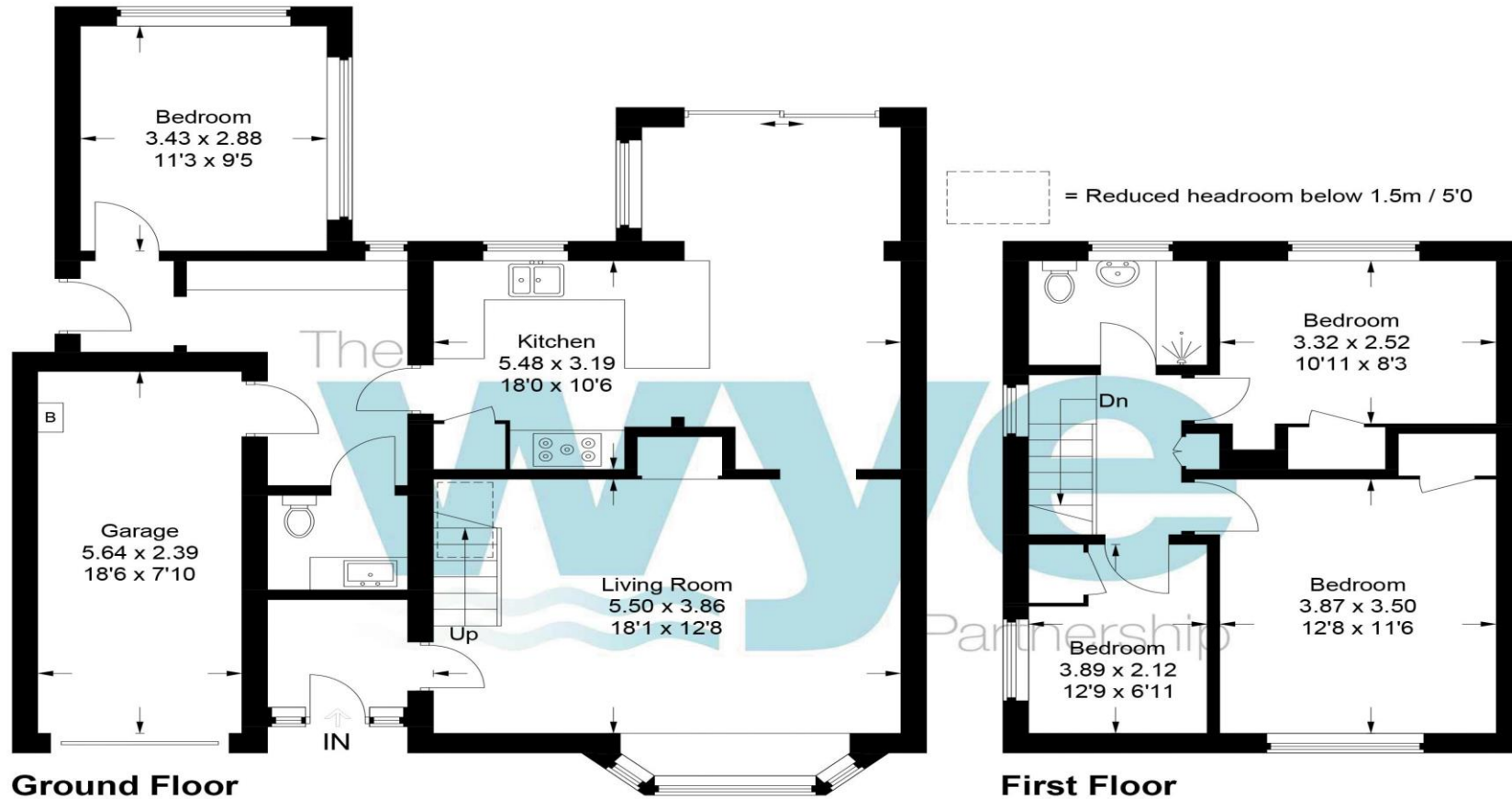
# 44 Brands Hill Avenue

Approximate Gross Internal Area (Including Garage)

Ground Floor = 89.1 sq m / 959 sq ft

First Floor = 39.9 sq m / 429 sq ft

Total = 129.0 sq m / 1,388 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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The **wye** Partnership