

Lime Avenue, High Wycombe, Buckinghamshire, HP11 1DP

A truly magnificent family home which has been extended and remodelled with no expense spared in one of the town's most sought-after locations.

| Exceptional Extended Family Home | Entrance Porch | Entrance Hall | Cloakroom | Study | Sitting Room | 21'7 x 21'6 Open Plan Kitchen/Family/Dining Room | Utility Room | Three First Floor Double Bedrooms | Family Bathroom | Master Bedroom With Walk In Dressing Room And En-Suite | Gas C/H | Triple Glazed Windows As Well As Underfloor Heating & Floor Insulation | Ample Driveway Parking | South Facing Rear Gardens With Office/Cabin | This Property Must Be Viewed |

An exceptional family home which has been extended by the current owners and has been remodelled to the very highest of standards. There are a number of feature and bespoke fittings with consideration also given to the internal insulation with solid wood floors that have underfloor heating as well as a refitted gas heating system and triple glazing. The property is situated in a quiet private road with a good size south facing rear garden which has an office/cabin within. Accommodation on the ground floor comprising entrance porch, entrance hall, cloakroom, study (currently used as a Gym), bay fronted sitting room with built in bookcases and wood burner, stunning open plan family/kitchen/dining room with feature brick wall with built in bookcases and cabinets, refitted kitchen with centre island and bi-folding doors opening to the rear garden, separate utility room with door to outside. To the first-floor landing, three double bedrooms and family bathroom. To the second floor the master bedroom has bi-folding doors opening to a Juliet balcony with a walk-in dressing room and en-suite. To the outside a block paved driveway provides ample off-road parking with gated side access leading to a landscaped rear garden with a large adjacent patio that extends to south facing lawns with raised vegetable beds, shed and a fully insulated garden cabin.

Price... £725,000

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	59	82
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



LOCATION

Situated in a private 'Leafy' road location behind 'The Rye Park' yet just a short walk to Town and Mainline Train Station with regular fast service to London Marylebone and Birmingham. High Wycombe is a bustling market town with it's Old Town with local shops and regular markets and the modern Eden Centre with popular fashion outlets, cafes, restaurants, cinema and bowling complex. High Wycombe boasts numerous excellent schools for all ages including The Royal Grammar School and John Hampden for boys and Wycombe High School for girls. The M40 is just a short drive away with access to London and The North.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road. At the first mini roundabout pass straight over turning first right into Bassetsbury Lane. Continue down Bassetsbury Lane and turn right at the crossroads into Keep Hill Road and then first left into Lime Avenue and the property can be found on the right-hand side, after the first turning for Keep Hill Drive, identified by a Wye Residential for sale board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

MORTGAGE

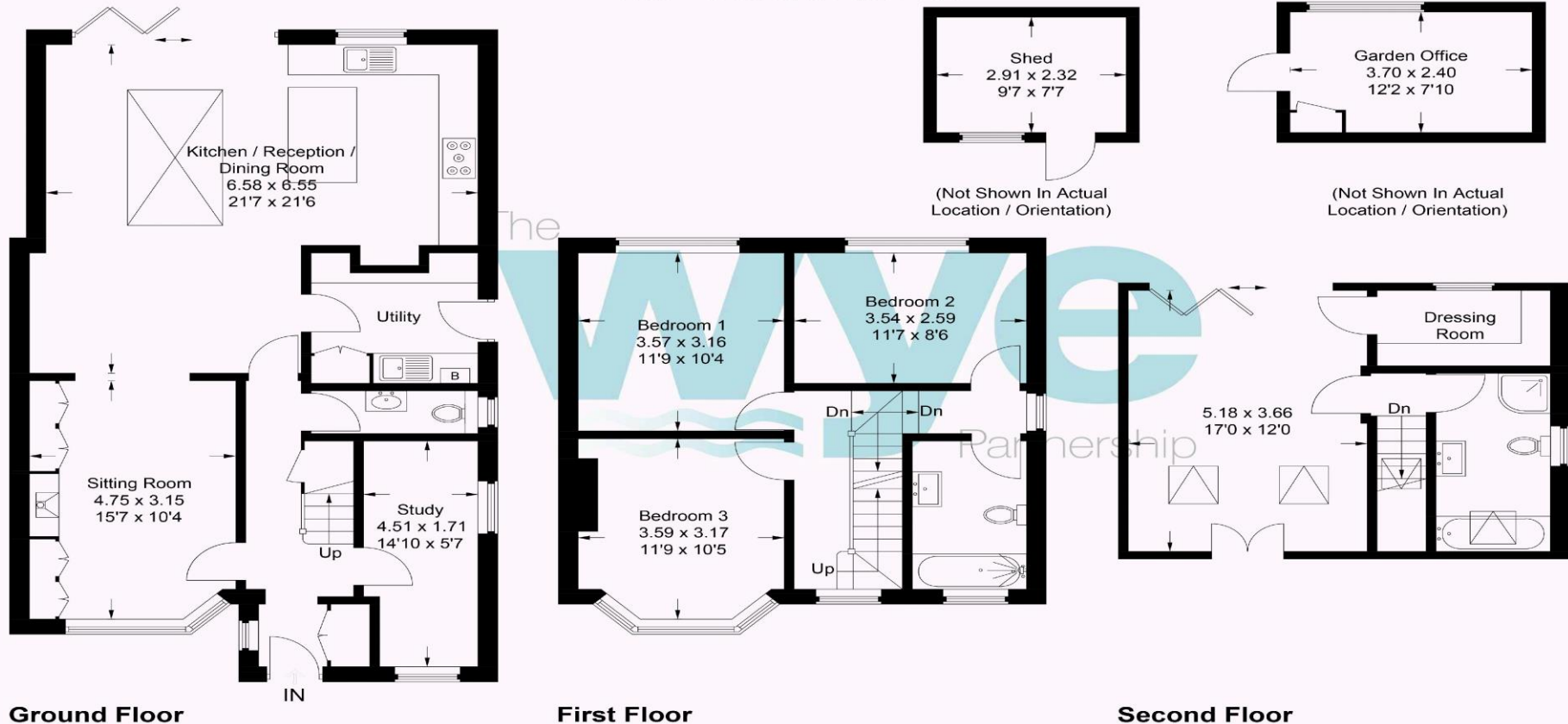
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



28 Lime Avenue

Approximate Gross Internal Area
Ground Floor = 80.3 sq m / 864 sq ft
First Floor = 47.1 sq m / 507 sq ft
Second Floor = 33.5 sq m / 361 sq ft
Outbuildings = 15.5 sq m / 167 sq ft
Total = 176.4 sq m / 1,899 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