



# 9 Talbot Avenue, High Wycombe, Buckinghamshire, HP13 5HZ

Enjoying far reaching views across the valley is this five bedroom detached family home that has been vastly extended and improved upon over the years and is offered in good condition throughout. The property is situated in a sought after location down a private cul-de-sac in the popular village of Downley and really does provide superb accommodation with its lower floor annexe which is perfect for those looking to receive an additional rental income from it or making a self contained area of teenagers, elderly relatives or an au pair. The accommodation comprises; entrance hall, guest cloakroom, large lounge/dining room, fitted kitchen/breakfast room, utility room, conservatory, annexe comprising open plan kitchen/lounge, double bedroom and ensuite shower room, four further bedrooms and family bathroom. The property further benefits; large south facing rear garden with decking area/terrace, UPVC double glazing, gas central heating, solar panels, garage and driveway parking. This truly is a wonderful family home and an early viewing is highly recommended.

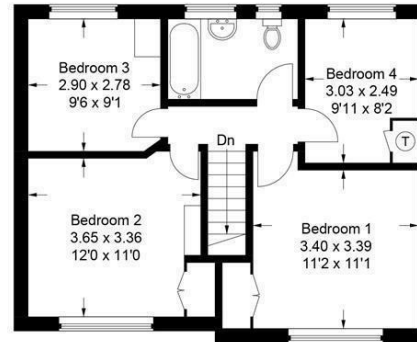
**FIVE BEDROOM DETACHED FAMILY HOME  
SELF CONTAINED ONE BED ANNEXE  
GARAGE AND DRIVEWAY PARKING  
PRIVATE ROAD - CUL DE SACE  
SOUTH FACING GARDENS  
SOUGHT-AFTER LOCATION  
INTERNAL VIEWING ADVISED  
CLOSE TO LOCAL SCHOOLS  
GAS CENTRAL HEATING AND DOUBLE  
GLAZING  
SPACIOUS LIVING ACCOMMODATION**



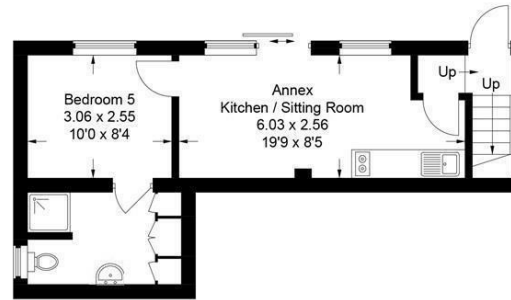




Approximate Gross Internal Area  
 Lower Ground Floor = 34.3 sq m / 369 sq ft  
 Ground Floor = 74.9 sq m / 806 sq ft  
 First Floor = 53 sq m / 570 sq ft  
 Garage = 12.6 sq m / 136 sq ft  
 Total = 174.8 sq m / 1,881 sq ft

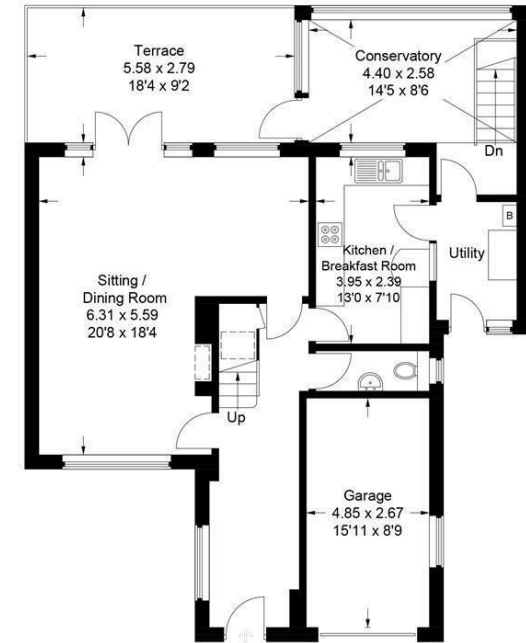


First Floor



Lower Ground Floor

Reduced headroom below 1.5m / 5'0"



Ground Floor

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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