



# 61 Brands Hill Avenue, High Wycombe, Bucks, HP13 5PY

A three bedroom detached house with stunning elevated countryside views that is situated in a sought after cul-de-sac with a friendly community that does require a degree of redecoration and modernisation throughout. This ideal family home is perfect for those seeking a quieter lifestyle without sacrificing the convenience of the town centre, train station, local amenities, schools, which is walking distance of the highly regarded Royal Grammar School for boys. The property does require a degree of modernisation throughout and the accommodation comprises:- Entrance area, large double aspect lounge, fitted kitchen with door to side access, dining room/2nd reception with patio doors to garden, family bathroom plus separate night cloakroom, and three generously sized bedrooms, each with its own view of the countryside. The property also benefits from private enclosed rear garden, garage, driveway parking, gas central heating, double glazing and is also offered to the market with no onward chain.

**WALK OF ROYAL GRAMMAR SCHOOL  
SOUGHT AFTER CUL-DE-SAC  
STUNNING COUNTRYSIDE VIEWS  
THREE DOUBLE BEDROOMS  
LARGE LOUNGE  
SINGLE GARAGE  
PRIVATE REAR GARDEN  
TWO RECEPTION ROOMS  
DRIVEWAY PARKING  
GAS CENTRAL HEATING**

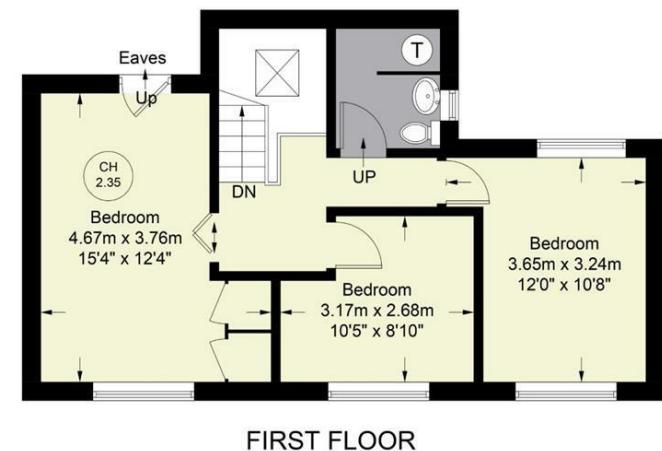






## Brands Hill Avenue

Approximate Gross Internal Area  
 Ground Floor = 579 sq ft / 53.8 sq m  
 First Floor = 503 sq ft / 46.7 sq m  
 Garage = 139 sq ft / 12.9 sq m  
 Total = 1221 sq ft / 113.4 sq m



Floor Plan produced for Hursts by Media Arcade ©.  
 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.

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

**Hurst** Estate Agents