



40 Brands Hill Avenue, High Wycombe, Bucks, HP13 5PU

*** AVAILABLE NOW ***

A well very presented four/five bedroom detached family home, located in an extremely desirable road towards the north of High Wycombe within short walking distance to the Royal Grammar School. The ground floor accommodation comprises; large entrance hall, guest cloakroom, large L-Shape lounge, spacious kitchen with family room, study, separate dining room and conservatory. The first floor accommodation comprises; master bedroom with en-suite, three further double bedrooms and single room/study. The property further benefits; half garage, driveway parking, large enclosed level rear garden, gas central heating, double glazing and outbuilding.

HOLDING FEE: £692.30

DEPOSIT REQUIRED: £3,461.53

LENGTH OF TENANCY: 12 MONTHS

COUNCIL TAX BAND: E

AVAILABLE NOW

4/5 BEDROOMS

PARTIALLY FURNISHED

WALK OF STATION

MODERN FITTED KITCHEN

MASTER WITH EN SUITE

ENCLOSED GARDEN

LARGE L SHAPE LOUNGE

SOUGHT AFTER LOCATION

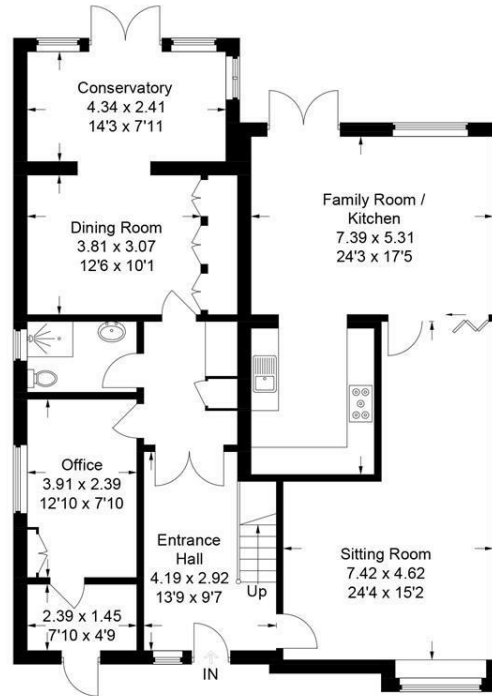
INTERNAL VIEWING ADVISED



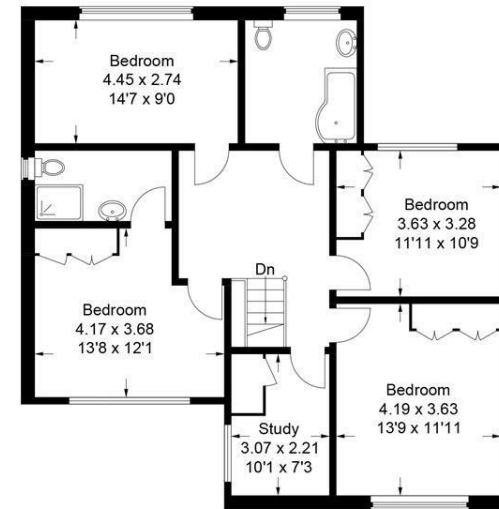




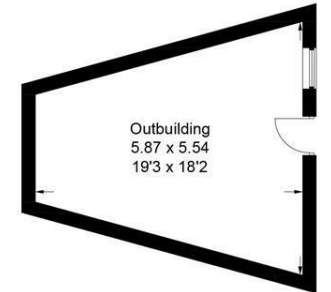
Approximate Gross Internal Area
 Ground Floor = 125.3 sq m / 1,349 sq ft
 First Floor = 87.9 sq m / 946 sq ft
 Outbuilding = 23.2 sq m / 250 sq ft
 Total = 236.4 sq m / 2,545 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.
 © CJ Property Marketing Ltd Produced for Hurst

Estate Agents
Hurst

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk