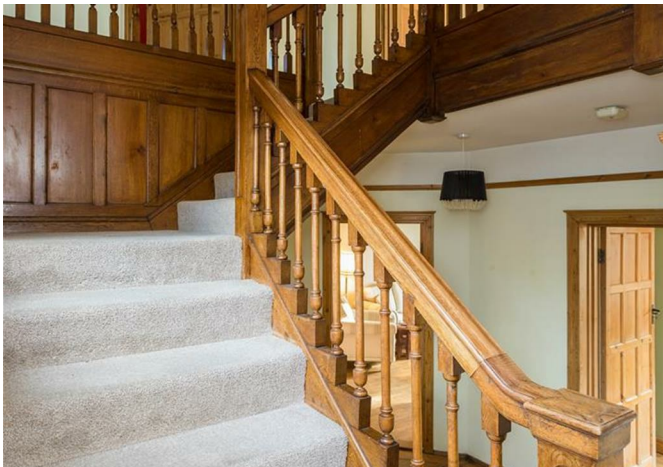





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High Trees, 37 Rectory Avenue, High Wycombe, Buckinghamshire, HP13 6HN

Offers over - £995,000



High Trees, 37 Rectory Avenue, High Wycombe, Buckinghamshire, HP13 6HN

Offers over £995,000

A rare opportunity to purchase a 1920's detached home positioned on one of High Wycombe's most desirable roads. Rectory Avenue is conveniently located within walking distance of the town and mainline train station. The property is quietly positioned in its own oasis within a conservation area - High Trees makes the perfect family home.

Originally constructed in the 1920's, High Trees retains all its charm and character. Sitting in the middle of a 0.35 acre plot, this fine home is offered for sale with no onward chain. The owners have lovingly retained the character of this fine property boasting original wooden doors, original parquet flooring, a beautiful brick built fireplace and impressive oak staircase.

Description

The main house accommodation comprises of 5 good sized bedrooms, 3 bathrooms - en suite off master bedroom & annex, 4 reception rooms - including a snooker / games room, a large utility and cloakroom.

The annex which can either be accessed through the main house or its own independent front door, features the fifth bedroom, en suite shower room and living accommodation.

Outside the property, there is a detached double garage with a secure electric door, driveway parking for approximately 6 cars and mature gardens that wrap around the property.

Further features include, gas central heating operated through a Hive Active Heating System, double glazing throughout and ample storage in the loft space.

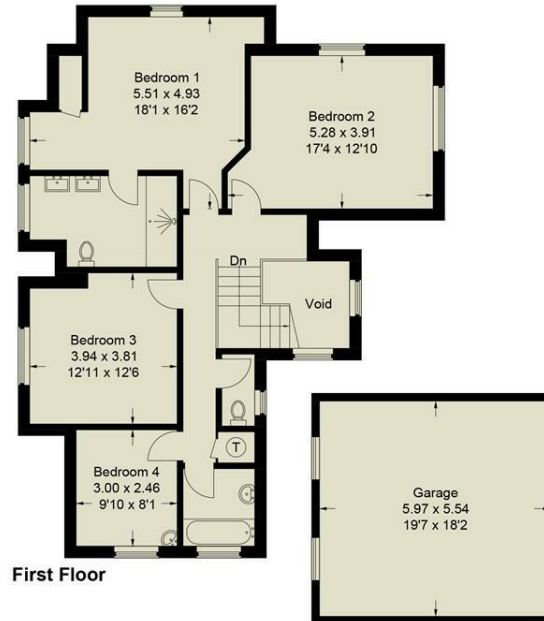
Location

Rectory Avenue is conveniently located just a short walk to the mainline train station, via the Chiltern Railway Service, you'll be at London Marlybone Station in just 27 minutes or Oxford in 38 minutes. South Buckinghamshire is renowned for excellent state and independent schools, and High Wycombe has some of the best. All walkable from the property and in high demand, there's Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe and John Hampden.



Floor Plans

Approximate Gross Internal Area
 Ground Floor = 166.3 sq m / 1,790 sq ft
 First Floor = 93.1 sq m / 1,002 sq ft
 Garage = 33 sq m / 355 sq ft
 Total = 292.4 sq m / 3,147 sq ft
 (Excluding Void)

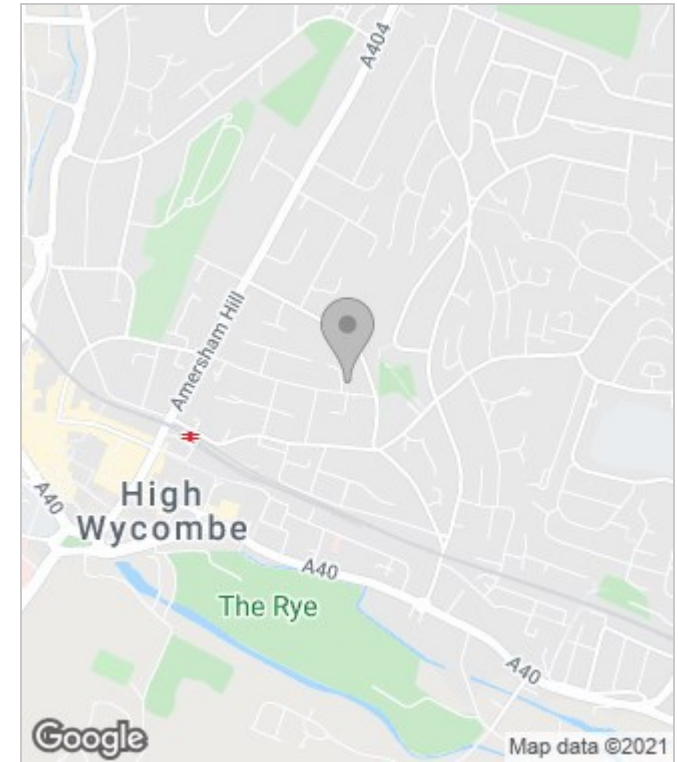


(Not Shown In Actual Location / Orientation)

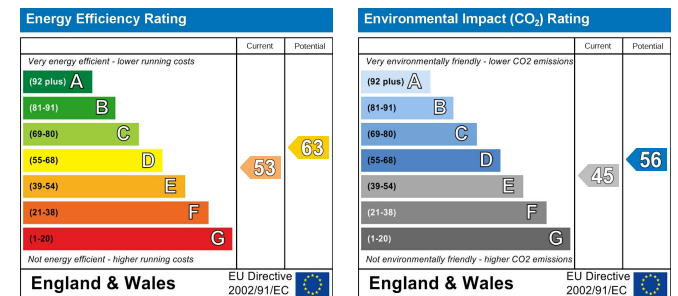
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Area Map



Energy Performance Graph



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