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ESTATE AGENTS



St. Catherines, 46 Rectory Avenue, High Wycombe, Buckinghamshire, HP13 6HW



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6HW

£900,000

A handsome detached Edwardian residence located on one of High Wycombe's most desirable roads within walking distance to the mainline train station.

Description

St. Catherines has been under the same ownership for over 40 years and now the time has come for a new family to occupy this impressive and well-maintained home. The property has retained all its charm and character with original fireplaces, high ceilings and picture rails.

You enter the property through electric gates with a newly built barn style detached double garage in front. The front garden has recently been landscaped and is extremely well kept with an array for low maintenance plants.

Upon entering the property through the covered porch, you enter into the spacious central hall with the staircase on your right-hand side which leads up to an equally spacious landing. There are four reception rooms which are currently being used as a formal sitting room, a formal dining room, a family room, a breakfast room and additional study. There is also a separate kitchen with a pantry, utility area and downstairs cloakroom.

On the first floor, there are four double bedrooms with bedroom two enjoying a double aspect view. There is a family bathroom with a separate toilet and an ensuite shower off the master bedroom. High ceilings and original fireplaces are also present on the first floor.

The rear garden enjoys a south facing view with a terrace perfect of entertaining which flows from the formal sitting room. There is a purpose-built log cabin at the bottom of the garden (perfect for a home office). The rear garden is landscaped with an impressive elevated view of the property from the rear boundary.



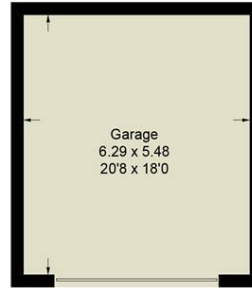
Situation

Rectory Avenue is conveniently located just a short walk to the mainline train station, via the Chiltern Railway Service, you'll be at London Marylebone 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.

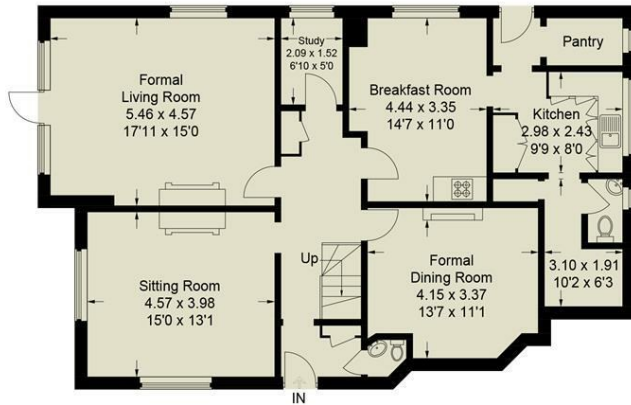


Floor Plans

Approximate Gross Internal Area
 Ground Floor = 111.9 sq m / 1,204 sq ft
 First Floor = 93.6 sq m / 1,008 sq ft
 Garage = 35.1 sq m / 378 sq ft
 Log Cabin = 23.7 sq m / 255 sq ft
 Total = 264.3 sq m / 2,845 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

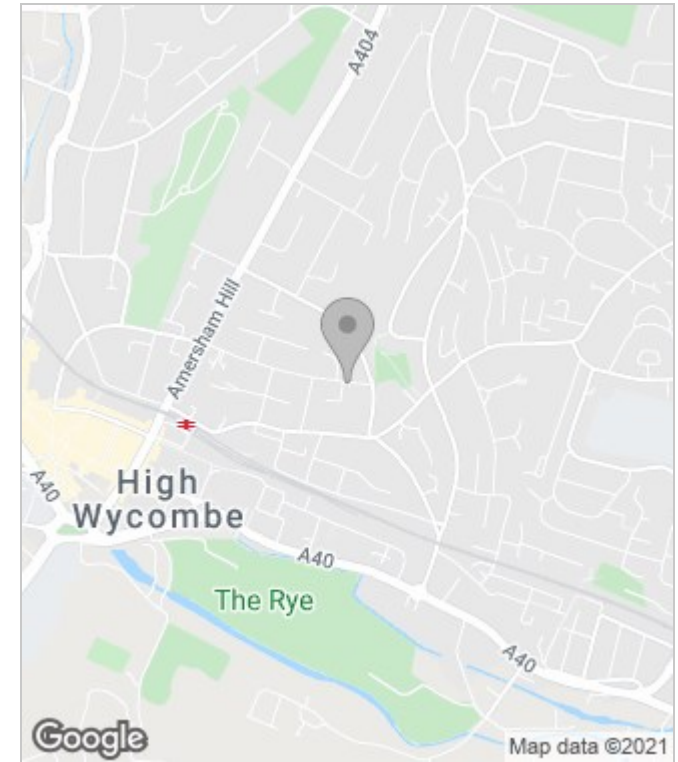


First Floor

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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Area Map



Energy Performance Graph

