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Breeze Mount, 6 Pretoria Road, High Wycombe, Buckinghamshire, HP13 6QW



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Situated on a tree lined road, this 1920's detached family home is offered for sale for the first time in 40 years!
Breeze Mount sits on a 0.25 acre plot within a short walk to the mainline railway station.

Offers over £995,000

Description

Ground Floor:

When entering the property through the front door, you are greeted into the central hallway with a downstairs cloakroom to your left hand side. On your right, you have a large and bright reception room which could be used as either a formal dining room or separate sitting room. Also off the hallway situated to the rear of the property, you have the sitting room which benefits from a lovely view of the garden with a door leading out onto a covered patio. The double aspect kitchen breakfast room is also located off the main hallway with access to the utility room and garage.

First Floor:

Up the original oak staircase, you have access from the landing into five well proportioned bedrooms (four doubles and one single). There is also a large family bathroom with a bath & shower, a separate toilet and a separate smaller bathroom.

Garden:

Breeze Mount sits on a 0.25 acre plot with 70 feet of frontage on a tree lined road. The rear garden is approximately 60 feet and has a large terrace spanning the whole width of the property. There is also an original air raid shelter which is currently used for storing wood.



Situation

Pretoria Road is position on the North Side of High Wycombe's town centre, within easy reach from the mainline train station and in close proximity to The Royal Grammar School, Godstowe and Wycombe Abbey School. The town centre is also just a short walk where there is a vast array of shopping facilities. Via the Chiltern Railway Service, you'll be at London Marlyebone 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. Heathrow airport is also just a 30 minute drive from the property.



Floor Plans

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 111.0 sq m / 1,195 sq ft
 First Floor = 108.9 sq m / 1,172 sq ft
 Total = 219.9 sq m / 2,367 sq ft



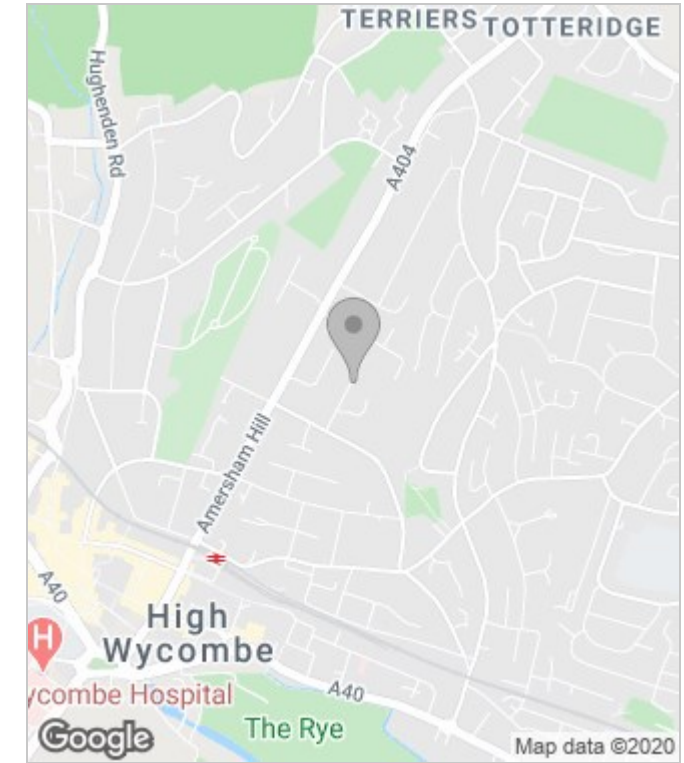
Ground Floor

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

