

Brands Hill Avenue, High Wycombe, Buckinghamshire, HP13 5QA



*An absolutely stunning home, impeccably presented and equipped to the very highest of standards with an exceptional Swimming Pool Enclosure.*

| Superior Family Residence in Prime Residential Location | Completely Renovated, Extended and Improved With No Expense Spared | Control4 Home Automation & Module Lighting | Full CCTV with Gated Access with Facial Recognition | Air Conditioned Throughout Upper Floors | Entrance Porch | Reception Hall | Cloakroom | Lounge | Formal Dining Room | Utility Room | Master Bedroom with Dressing Room & En Suite Washroom | Three Further First Floor Bedrooms (One Currently Being Used as a Gym) | Family Bathroom | Second Floor Bedroom | Cinema Room with Projector and Retractable Screen | Office/Study | Fantastic Swimming Pool Enclosure With Heated Pool | External Air Conditioned Cabins (Currently Office and Playroom) | Low Maintenance Secluded Gardens | Renovated Garage with Car Lift | In/Out Driveway with twin Automated Gates | Stunning Home - Viewing Essential |

This beautiful home has been completely refurbished with no expense spared and seamlessly extended to the side, rear and into the loft with a complete replacement roof. The refurbishment, over and above the presentation, not only retained many features of the era but includes the very latest in home technology with Control4 Home Automation & Module lighting, air Conditioning in the kitchen and throughout the upper floors, full CCTV with secure gated access with facial recognition, cinema room with retractable screen and projector, renovated garage with bespoke vehicle lift and a fabulous all year round heated Swimming Pool in a stunning enclosure. It goes without saying that the property is impeccably presented throughout and offers flexible accommodation over three levels. The gardens are landscaped and low maintenance with a vast patio terrace and two, air conditioned 'cabins', currently used as external office space and playroom. This home must be viewed to be fully appreciated.

**Price... £1,400,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
www.epc4u.com		





## LOCATION

The property is situated just over 1.25 miles from the train station and town centre which provides a vast array of shopping facilities, leisure and hospitality venues including Wycombe Swan Theatre. Transport links are excellent. The mainline station has a direct link with London, Marylebone (27 mins) and trains to Oxford, Birmingham, Warwick and Stratford-Upon-Avon. The M40 can be joined at Junction 3 or 4 and the A404 links to the M4. There is a coach terminus with links to the London Airports and other major destinations. The area boasts a selection of some of the best educational facilities there is to offer with not only state schools but including three Grammar Schools, Wycombe Abbey, The Chalfonts, Godstowe and Crown House.

## DIRECTIONS

From our office in Crendon Street, ascend the hill, pass over the railway bridge and continue into Amersham Hill which then becomes Amersham Road. Continue until reaching the traffic lights at the Royal Grammar School and turn left into Hamilton Road. After a short distance turn right into Ridgeway and then take the first turning left into Green Hill then immediately right into Brands Hill Avenue. The property will be found a short way along on the right-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band G

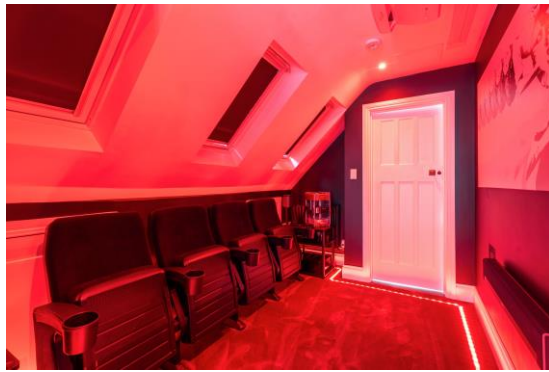
### EPC RATING

C

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

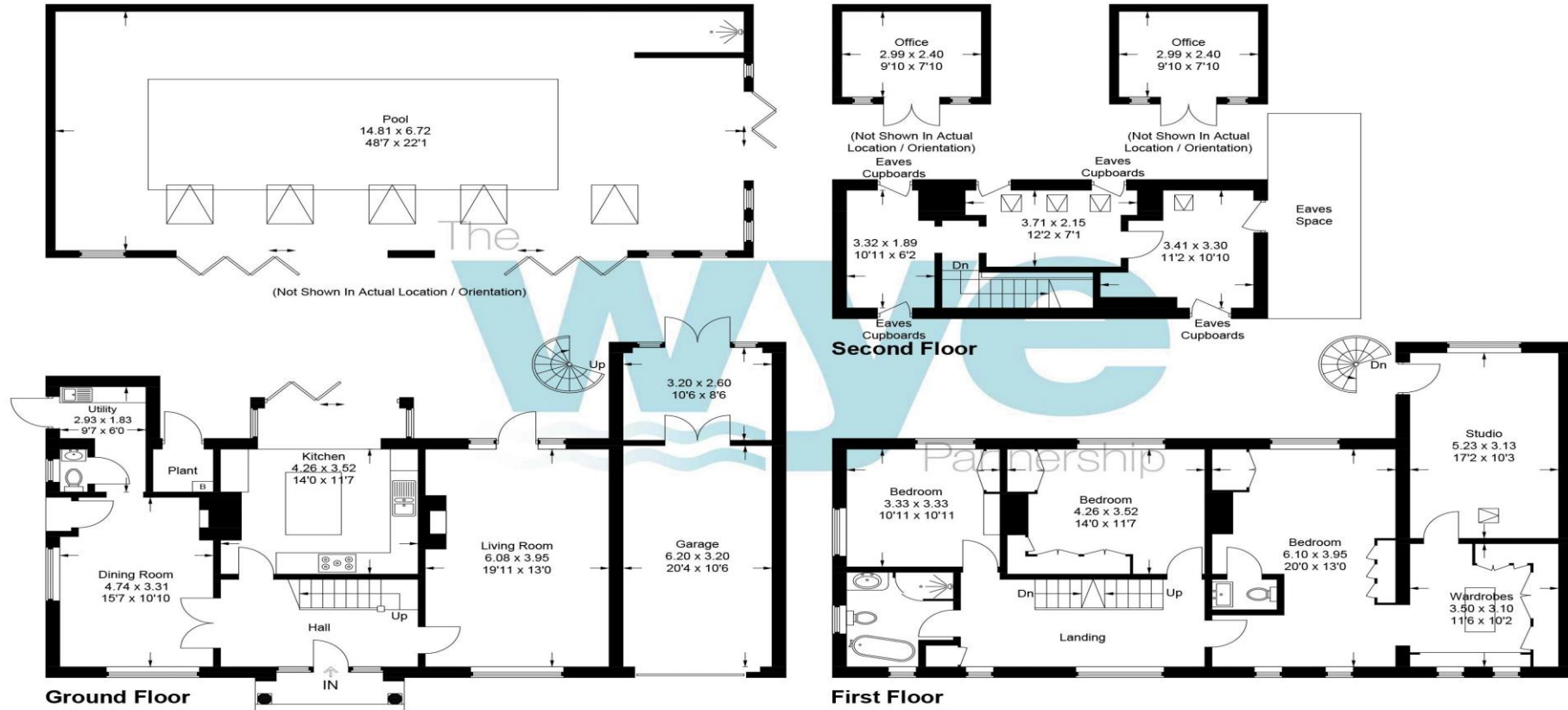
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*





# Rosewood, 22 Brands Hill

Approximate Gross Internal Area  
 Ground Floor = 76.9 sq m / 828 sq ft  
 First Floor = 102.1 sq m / 1,099 sq ft  
 Second Floor = 29.1 sq m / 313 sq ft  
 Outbuildings = 143.9 sq m / 1,549 sq ft  
 Total = 352.0 sq m / 3,789 sq ft



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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The **wye** Partnership