



5 Elvaston Rectory Avenue, High Wycombe - HP13 6GF

Offers Over £400,000

 **TIM RUSS**
& Company



The property is ideally situated within easy access to High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service to London (25 mins by train from High Wycombe). Heathrow is approximately half an hours drive away. The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.



Leasehold Details: Years remaining on lease: 109 years, 8 months - Ground Rent - £200 a year / Maintenance Charge - £2376 a year.

Council Tax band: D

Tenure: Leasehold

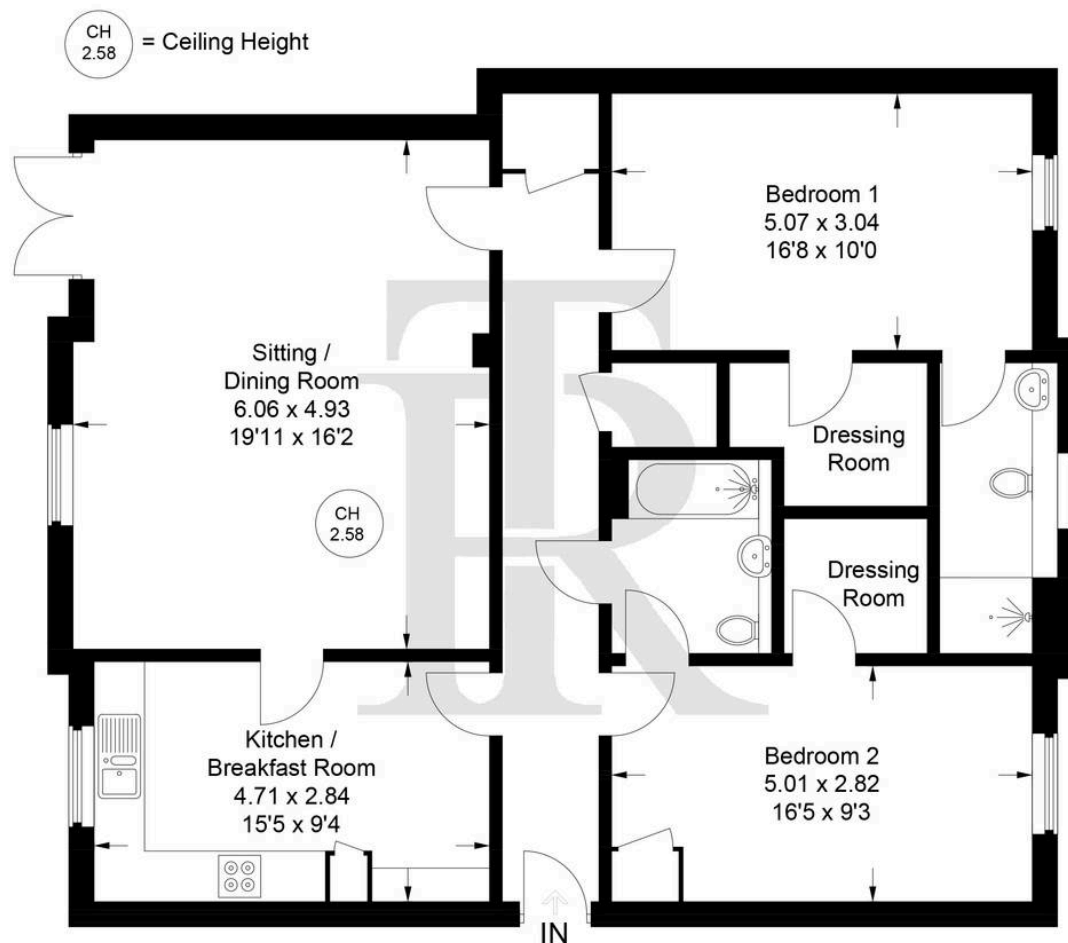
EPC Rating: C



Offered for sale with no onward chain is this elegant and spacious two-bedroom ground floor apartment, forming part of the original Edwardian property, the apartment boasts 1,147 square feet of beautifully appointed accommodation that seamlessly blends period charm with contemporary comforts. Positioned at the end of a peaceful, tree-lined road, the property enjoys remarkable tranquillity, yet is just a stone's throw from High Wycombe town centre and the mainline railway station, providing direct access to London for commuters.

Stepping inside, the welcoming entrance hall features two generous storage cupboards, and leads through to the contemporary kitchen/breakfast room. This well-equipped space is fitted with a range of base and eye-level units, integrated appliances, and a convenient breakfast bar. The heart of the home is the expansive sitting/dining room (measuring an impressive 19ft 11in by 16ft 2in), this room benefits from beautiful hardwood flooring and double doors, which open onto a private terrace. The large and private terrace provides the perfect space for relaxing and entertaining and enjoying the great outdoors. The accommodation continues to impress with a luxurious bedroom suite, complete with a walk-in dressing room and a modern ensuite shower room. The second bedroom is also a large double, featuring its own walk-in dressing room and a connecting door to the stylish family bathroom. Additional benefits include allocated parking.





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Approximate Gross Internal Area
106.6 sq m / 1147 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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