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52 Rectory Avenue
High Wycombe Buckinghamshire HP13 6HW

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Situated in a sought-after conservation area on a tranquil residential street, this delightful four/five bedroom detached house is ideal for commuters, being within walking distance to the train station, whilst also offering easy access to the town centre and prestigious private and grammar schools.

Ground Floor

Entrance Hallway

Cloakroom

Living Room

Bespoke Kitchen/Dining Room

Office/Practice Room

Snug/Bedroom

Utility Room

First Floor

Principal Bedroom

En Suite Shower Room

Three Further Bedrooms

Family Bathroom

Outside

Driveway

Garage

Corner Plot

Lawned Gardens

Potential To Extend STPP







The property features a spacious bespoke open-plan kitchen dining area creating a social hub of the home, enjoying a central island and a spacious larder; along with patio doors opening onto the garden terrace, ideal for summer entertaining. The ground floor also enjoys three good size reception rooms with the living room enjoying a wood burning stove, and a utility room with a shower; providing versatile living options for modern families. The first floor has four bedrooms and two bathrooms.

Positioned on a corner plot this home has well-maintained gardens being mainly laid to lawn, all enjoying a southerly aspect and mature trees and hedgerow to boast a high degree of privacy. The decking and balcony boast some outstanding views across Wycombe Rye. To the front, there is a garage and ample driveway parking which further enhance the appeal of this property with it's town centre location. With it's traditional charm and modern interior; this family home is a rare find in a desirable location.

Additionally, it is near highly sought-after private and grammar schools, making it an excellent choice for families seeking quality education options. Don't miss out on the opportunity to own this exceptional property and enjoy the best of town living in a peaceful and desirable neighbourhood.

Freehold Notes

Council Tax band F. EPC band C.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

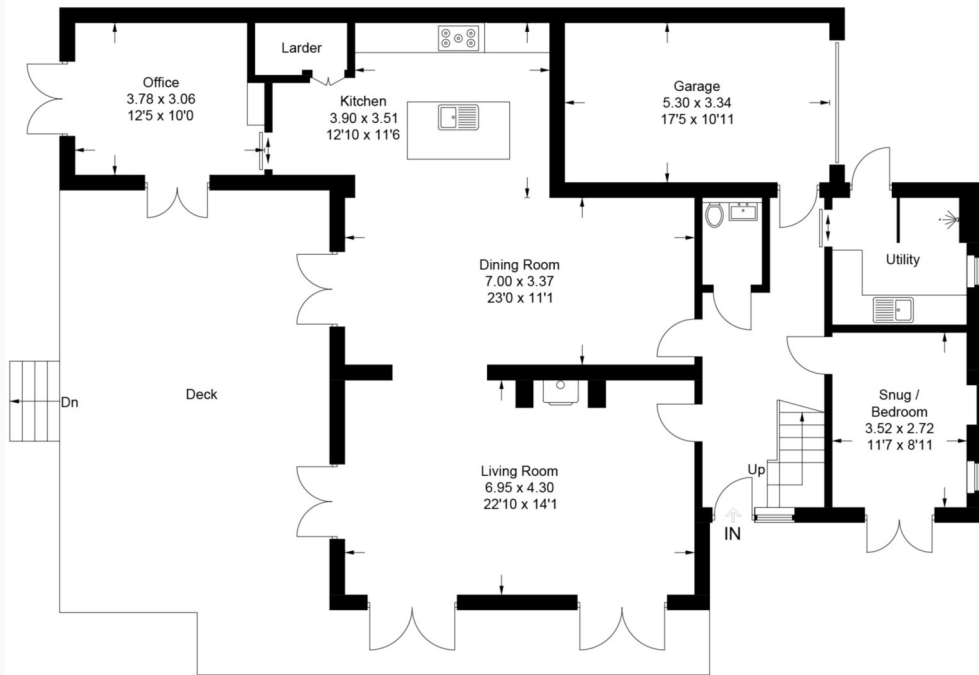
AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

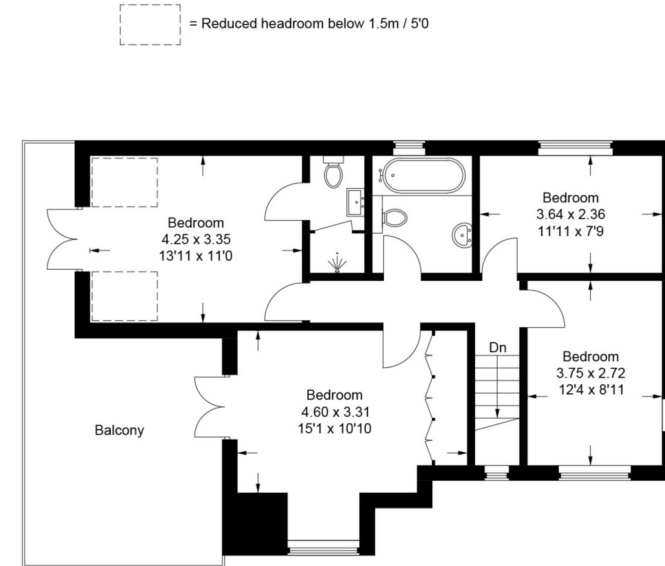




Approximate Gross Internal Area
 Ground Floor = 141.9 sq m / 1,527 sq ft
 (Including Garage)
 First Floor = 66.3 sq m / 714 sq ft
 Total = 208.2 sq m / 2,241 sq ft



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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Fine & Country South Buckinghamshire

Tel: 01844 343131

Belmont House, 1 Market Square, Princes Risborough, Buckinghamshire HP27 0AP

www.fineandcountry.com



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