



Rupert Avenue
High Wycombe

www.bb-estateagents.co.uk



bonners & babingtons



A stunning detached family home found in a highly popular road in High Wycombe. The property has been substantially altered since it`s original construction and now boasts a generous rear extension creating a gorgeous open plan living kitchen and dining room.

Rupert Avenue, High Wycombe, Buckinghamshire, HP12 3NG

Price : £850,000

- IMMACULATE THROUGHOUT
- INTERNAL VIEWING HIGHLY RECOMMENDED
- STUNNING KITCHEN DINER
- SUBSTANTIAL SOUTH FACING GARDEN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- 3 DOUBLE BEDROOMS
- CLOSE TO GRAMMER SCHOOLS
- TWO BATHROOMS



1 Karenza, Wycombe Road, High Wycombe, Buckinghamshire, HP14
3DA

01494 485560

stokenchurch@bb-estateagents.co.uk



High Wycombe

The property is conveniently located to two of High Wycombe`s highly regarded Grammar Schools in Wycombe High and John Hampden. Junction 4 of the M40 is also on hand as is High Wycombe town centre and of course the Chiltern Railway line, accessing both Oxford and London. Local amenities, shopping facilities, sports facilities and cinema complex are also within easy reach.



Description

A beautifully presented detached family home situated on one of High Wycombe's most sought-after roads. Having been significantly enhanced and extended since its original construction, the property now offers an exceptional open-plan living, kitchen, and dining space, ideal for modern family life.

The accommodation comprises ; entrance porch leading into a spacious hallway with stairs rising to the first floor. The dual aspect living room is bright, featuring a stylish media wall with a gas fireplace and bifold doors opening onto the rear garden. The sun room is a stunning place to relax with a coffee at the start of a day, while an additional reception room, currently used as a home office, offers flexibility as a potential fourth bedroom if required. The standout feature of the home is the impressive extended kitchen/diner. Designed to create a real "WOW" factor, it boasts vaulted ceilings, Velux windows, and a range of integrated appliances including a double oven, induction hob with extractor, double fridge freezer, and a built-in Bluetooth speaker system. Large patio doors open onto the sunny rear garden, seamlessly blending indoor and outdoor living, ideal for entertaining. There is a separate utility room with space for white goods.

Upstairs, the property offers three double bedrooms. The principal bedroom benefits from fitted storage and a stylishly refitted en-suite. The contemporary family bathroom is equally impressive, featuring a freestanding oval bathtub, walk-in shower, vanity unit, and heated towel rail.

Externally, the front of the property offers a horseshoe driveway providing ample parking for multiple vehicles. To the rear, the south-facing garden is a true highlight—mainly laid to lawn and bordered by mature shrubs and bushes for added privacy and a raised decked seating area ideal for alfresco dining in the warm summer months.





General Remarks and Stipulations

Tenure
Freehold

Post Code
HP12 3NG

Services

Viewing
Strictly by appointment with
Bonners & Babingtons

EPC Rating
TBC

Local Authority
Buckinghamshire

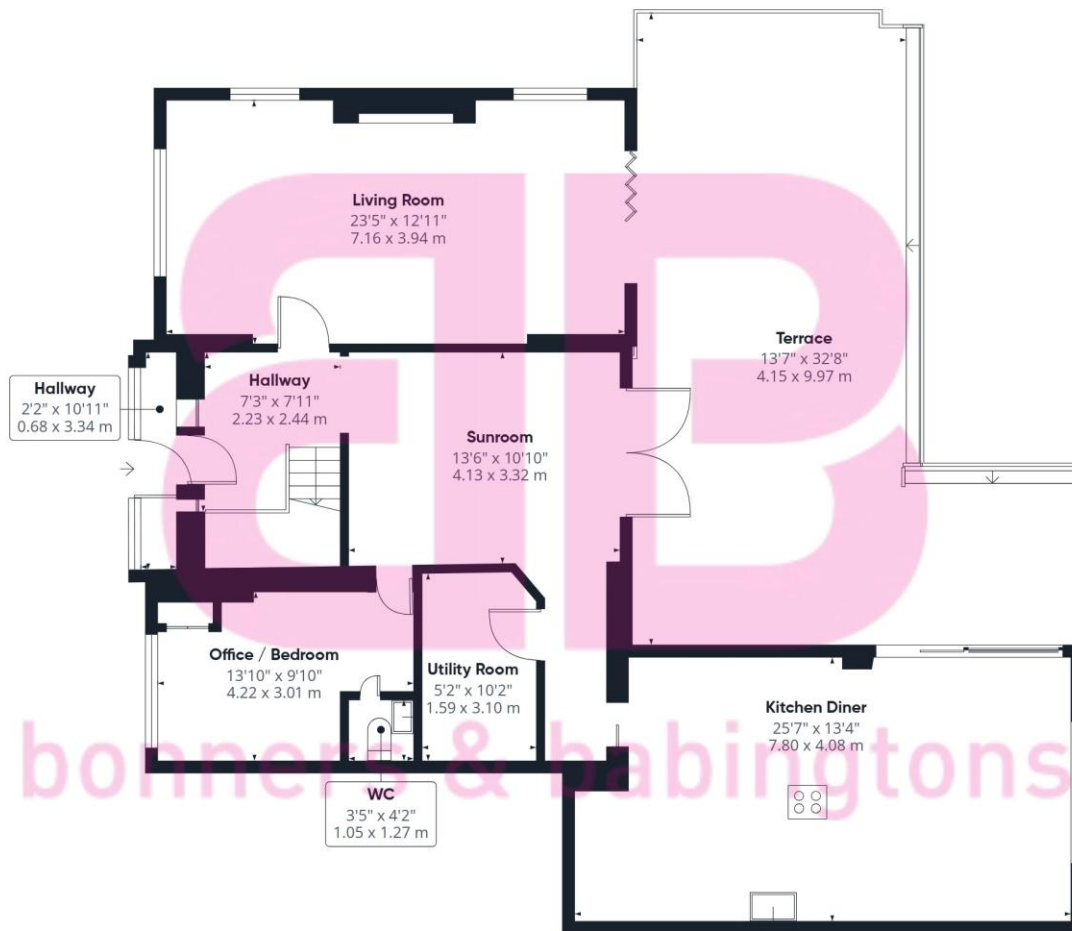
Important Notice

Bonners & Babingtons, their clients and any joint agents give notice that:

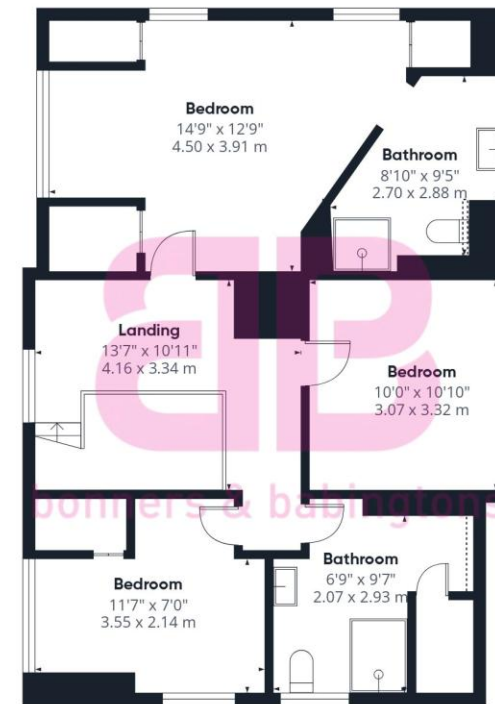
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonners & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Ground Floor



Floor 2



Approximate total area⁽¹⁾

1811 ft²

168 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

