



5 Bedroom Detached House
Rupert Avenue, High Wycombe,
Buckinghamshire

Thames &
Country

Expected To Achieve
£875-900,000

3 Rupert Avenue, High Wycombe, HP12 3NL



PROPERTY OVERVIEW

This substantial five-bedroom family residence offers versatile and spacious accommodation arranged over two floors, extending to approximately 2,412 sq ft (224 sq m).
Expected to achieve £875,000 - £900,000

Significantly enhanced by a large extension, the property benefits from three en-suite bathrooms, multiple reception rooms including a bright conservatory, and private outdoor spaces including a roof terrace. Situated on a gated private road in this highly sought-after location, with parking for up to three vehicles, the home is exceptionally well-positioned within walking distance of John Hampden Grammar School (approximately 430 yards away), making it ideal for families seeking both space, security, and access to outstanding educational facilities.

KEY FEATURES:

- Five generously proportioned bedrooms (2,412 sq ft / 224 sq m)
- Ground floor bedroom with en-suite - ideal for multi-generational living
 - Three en-suite bathrooms plus stylish family bathroom
 - Spacious living room and elegant separate dining room
- Modern kitchen with separate utility area offering enhancement potential
 - Bright conservatory with garden views
 - Private roof terrace
- Impressive wide entrance hallway with contemporary grey slate effect porcelain flooring
 - Large extension providing versatile living space
 - Parking for up to three cars
- Gated private road in sought-after HP12 location
- Walking distance to John Hampden Grammar School and local grammar schools
 - Freehold tenure

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

