



24 Edgecote House Amersham Hill, High Wycombe - HP13 6PB

Offers Over £200,000

 **TIM RUSS**  
& Company



- Purpose built split level maisonette situated in a quiet development, just a stones throw High Wycombe town centre and railway station
- Excellent scope to modernise and make your own
- Own private entrance with stairs rising to living accommodation
- 19ft7x13ft2 L shape sitting/dining room with large picture windows and door to private balcony
- Fitted kitchen with integrated oven
- Two double bedrooms, both with fitted cupboards
- Served by the family bathroom
- Well-maintained communal gardens

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.



This purpose-built, split-level two-bedroom maisonette is ideally positioned within a quiet development just a short walk from High Wycombe town centre and the railway station, offering both convenience and tranquillity.

The property is accessed via its own private entrance, with stairs rising to the main living accommodation, providing a sense of privacy and independence. The generously proportioned L-shaped sitting and dining room measures an impressive 19ft7 by 13ft2 and is bathed in natural light from large picture windows, with a door opening onto a private balcony. The fitted kitchen features an integrated oven and offers ample storage and workspace, providing excellent scope for modernisation to suit your personal taste and requirements. The maisonette comprises two well-sized double bedrooms, each benefiting from fitted cupboards for practical storage solutions. The family bathroom serves both bedrooms and presents further potential for updating. Residents enjoy access to well-kept communal gardens (ideal for enjoying the peaceful surroundings).

This maisonette represents a fantastic opportunity for buyers seeking a spacious home with excellent potential in a sought-after location, close to amenities and transport links. With its flexible layout, scope to update and personalise, and desirable position within a well-regarded development, this property is an ideal choice for first-time buyers, investors, or those looking to downsize without compromising on space or convenience. Early viewing is highly recommended to fully appreciate the potential and lifestyle on offer.

**Council Tax band: B / Tenure: Share of Freehold**

**EPC Energy Efficiency Rating: C**



