



15 Lyndon Gardens
High Wycombe

TIM RUSS
& COMPANY



15 Lyndon Gardens
High Wycombe
Bucks, HP13 7QJ

Enjoying a quiet position, towards the end of a cul de sac is this immaculately presented four bedroom detached house on this popular development.

£625,000



A comment from the owner

In 2006, with our two sons living in London and many of our interests also based there, we were delighted to find this house in a leafy, tranquil setting with excellent travel facilities close by. We relocated from a small rural village in Warwickshire and were really pleased to find this house situated in a cul-de-sac off a cul-de-sac that proved to be quieter than our previous village location. We have been privileged to enjoy being part of this friendly and caring community; however, it is now time to downsize to be nearer family - we will always have happy memories of our time in Lyndon Gardens.

The Property

The location is ideal for families close to highly regarded schools, town centre shopping and mainline station to London Marylebone.

In brief the well appointed accommodation comprises of entrance hall, downstairs cloakroom, triple aspect sitting room with feature square bay window and coal effect gas fire, dining room with floor to ceiling glazed square bay window enjoying an abundance of natural light, fitted kitchen/breakfast room with a range of base and eye level units and some integrated appliances, utility room with door to rear garden.

To the first floor is a main bedroom with ensuite shower room, three further bedrooms, all with fitted cupboards served by a family bathroom.

Outside

There is driveway parking to the front leading to a detached single garage. The well-manicured front and rear gardens are a lovely feature with paved seating area leading onto lawn, a selection of flower & shrubs borders, enclosed by fencing.

Location

The property is a stroll to local woods and Totteridge Common. Tesco Express amongst other local shops, a chemist/pharmacy and a Doctors Surgery are within walking distance. High Wycombe station approx 1 mile away provides a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. The town provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre.

For families there are a number of highly regarded schools available in the area, notably the Royal Grammar school (boys) in High Wycombe, also John Hampden (boys) and Wycombe High School (girls).

The M40 can be joined at junction 4 High Wycombe (or junction 3 going eastbound into London) with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development to include a state of the art leisure centre, full size Waitrose, day nursery and Hampton by Hilton hotel.

Directions

Post code for Sat Nav: **HP13 7QJ**

Viewings

Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

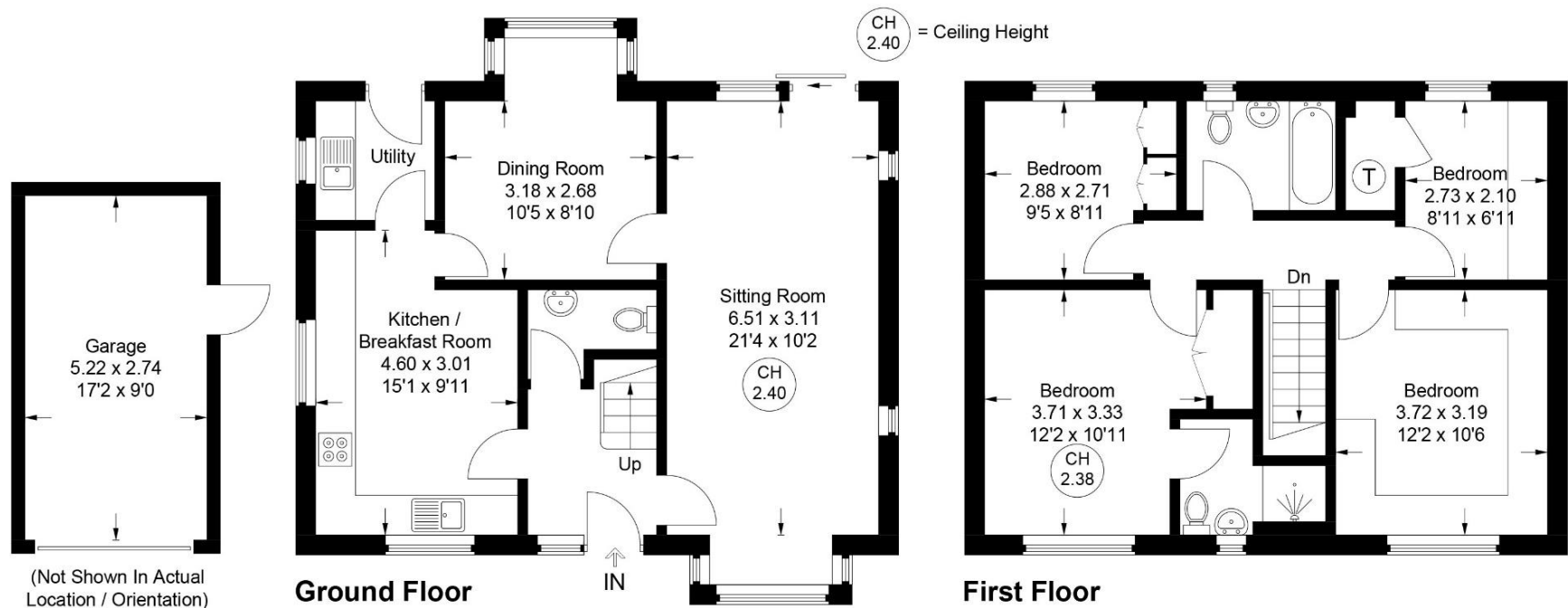
Council Tax Band: F

Tenure: Freehold

Ref: HTR2163

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





15 Lyndon Gardens, Totteridge Common, HP13 7QJ

Approximate Gross Internal Area
 Ground Floor = 59.1 sq m / 636 sq ft
 First Floor = 55.7 sq m / 600 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 129.1 sq m / 1390 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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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