



7 De Havilland Court, High Wycombe - HP13 5AG

Guide Price £750,000

 **TIM RUSS**
& Company



- Built in 2019/20 by renowned builders Carey Homes, a bespoke gated development of just 20 townhouses finished to an exceptional standard throughout
- Walking distance to local amenities, The Royal Grammar school, transport links, High Wycombe town centre and railway station with fast train to Marylebone
- Walking distance to Kingswood offering miles of beautiful countryside walks

The property is ideally situated within easy access of Hazlemere and the larger centers of High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service (about 10-minute drive to the Metropolitan tube line) giving easy access to London (25 mins by train from High Wycombe). Heathrow is approximately half an hour's 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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B



Welcome to this exquisite 4-bedroom terraced house, built in 2019/20 by the esteemed builders, Carey Homes. Situated within a bespoke gated development consisting of just 20 townhouses, this property stands out for its exceptional craftsmanship and superior quality finishes. Perfectly located within walking distance to local amenities, The Royal Grammar school, transportation links, High Wycombe town centre & the railway station offering a swift commute to Marylebone. Additionally, residents will delight in the convenience of being just a short stroll away from Kingswood, providing access to sprawling countryside walks.

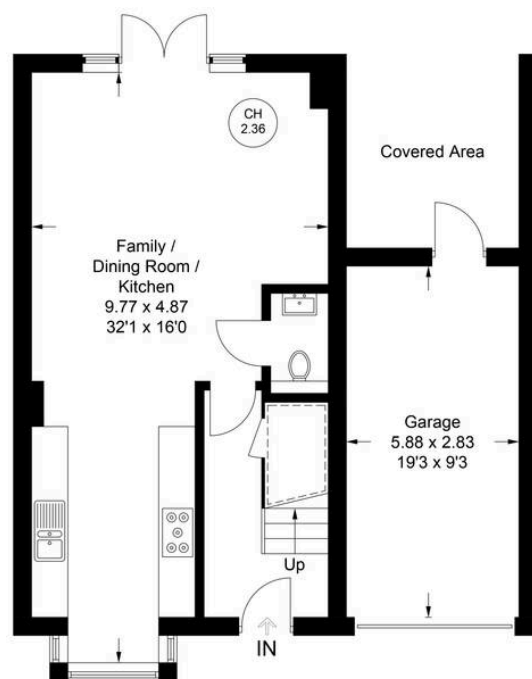
Upon entering you are greeted by a welcoming entrance hall, with underfloor heating throughout this floor, that leads to a thoughtfully designed Kitchen/Dining/Family room. Showcasing practical oak flooring throughout, with patio doors opening to the south facing garden, seamlessly merging indoor and outdoor living.

The first floor boasts a stunning sitting room, complete with double doors opening to a Juliette balcony and a private balcony area, offering the perfect spot to bask in the sun throughout the day. Bedroom two features fitted cupboards and an ensuite shower room, while bedroom four is served by the family bathroom.

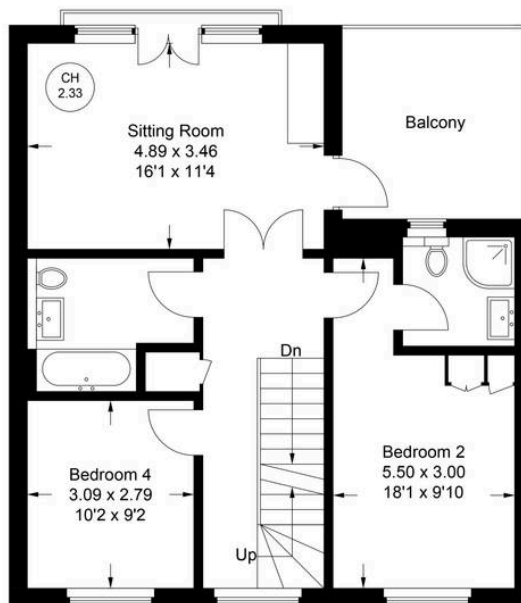
Ascending to the second floor, you will find the Principal bedroom suite, adorned with a range of fitted wardrobes and a luxury ensuite shower room, along with bedroom three, both flooded with natural light thanks to the Velux windows.

Outside, the south facing rear garden presents a covered bbq area, patio space, and well-stocked raised bed borders that provide bursts of colour and interest. An integral door leads to the garage, complemented by driveway parking for two cars.

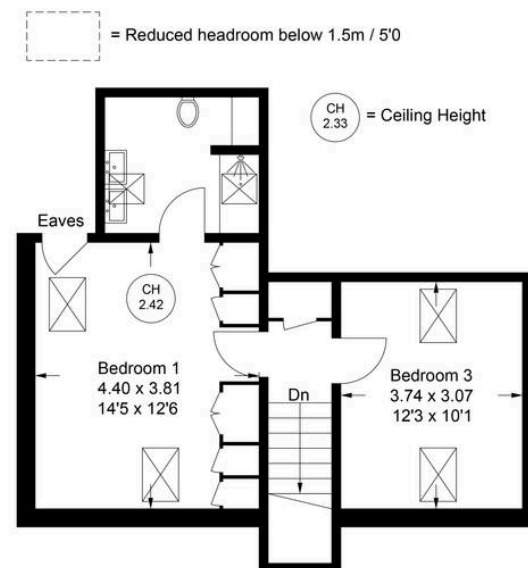




Ground Floor



First Floor



Second Floor

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Approximate Gross Internal Area

Ground Floor = 45.6 sq m / 491 sq ft (Excluding Garage)

First Floor = 62.2 sq m / 669 sq ft

Second Floor = 39.6 sq m / 426 sq ft

Garage = 16.7 sq m / 180 sq ft

Total = 164.1 sq m / 1766 sq ft

(Excluding Covered Area)

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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