



Tyzack Road, High Wycombe, Buckinghamshire, HP13 7PU

An immaculate three bedroom semi detached house located in a highly regarded crescent, a stones throw from Kings Wood and a short walk to the popular Highworth Primary school.

Entrance Hall | Large Lounge/Dining Room | Enlarged Kitchen With Built In Appliances And Central Island | Conservatory | Modern Ground Floor Cloakroom | First Floor Landing | Three Bedrooms | Refitted Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Landscaped Rear Garden | Ready To Move In To | Immaculate Condition Throughout | Driveway Parking For Two Cars | Enclosed Front Garden | Close To Totteridge Common And Common Wood | Popular Residential Area | Must Be Seen Inside To Be Appreciated |

An immaculate three-bedroom semi detached house located in a highly regarded crescent, a stones throw from Kings Wood with miles of woodland walks. Presented in show home condition and much improved by the current owners, the property is ready to move in to and offers generously sized accommodation with an entrance hall, ground floor cloakroom, large lounge/dining room, large modern refitted kitchen with central island, conservatory, three bedrooms and refitted family bathroom. The property is heated with gas central heating and has updated double glazed windows. Externally the garden has been lovingly landscaped and there is a driveway with parking for two cars. Situated just a short walk to the popular Highworth Primary school and a bus stop into the town centre. Must be seen inside.

Price... £465,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		84
C (69-80)	70	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



LOCATION

Situated approximately 1.5 miles north east of High Wycombe & town centre within walking distance of local schools and shops. The renowned Royal Grammar School for boys is within a short distance. A regular bus service to town centre is very close by which also provides easy access to the Mainline railway link with 30-minute trains to London Marylebone as well as direct links to Oxford and Birmingham. The town offers extensive shopping, restaurants and leisure facilities. Totteridge Common is close by with woodland walks to Penn.

DIRECTIONS

From High Wycombe town centre ascend the A404 (Amersham Hill) and continue through two sets of traffic lights. At the second mini-roundabout turn right into Totteridge Lane and pass the Common on the left-hand side. Take the second turning left into Tyzack Road, where number 6 can be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

C

MORTGAGE

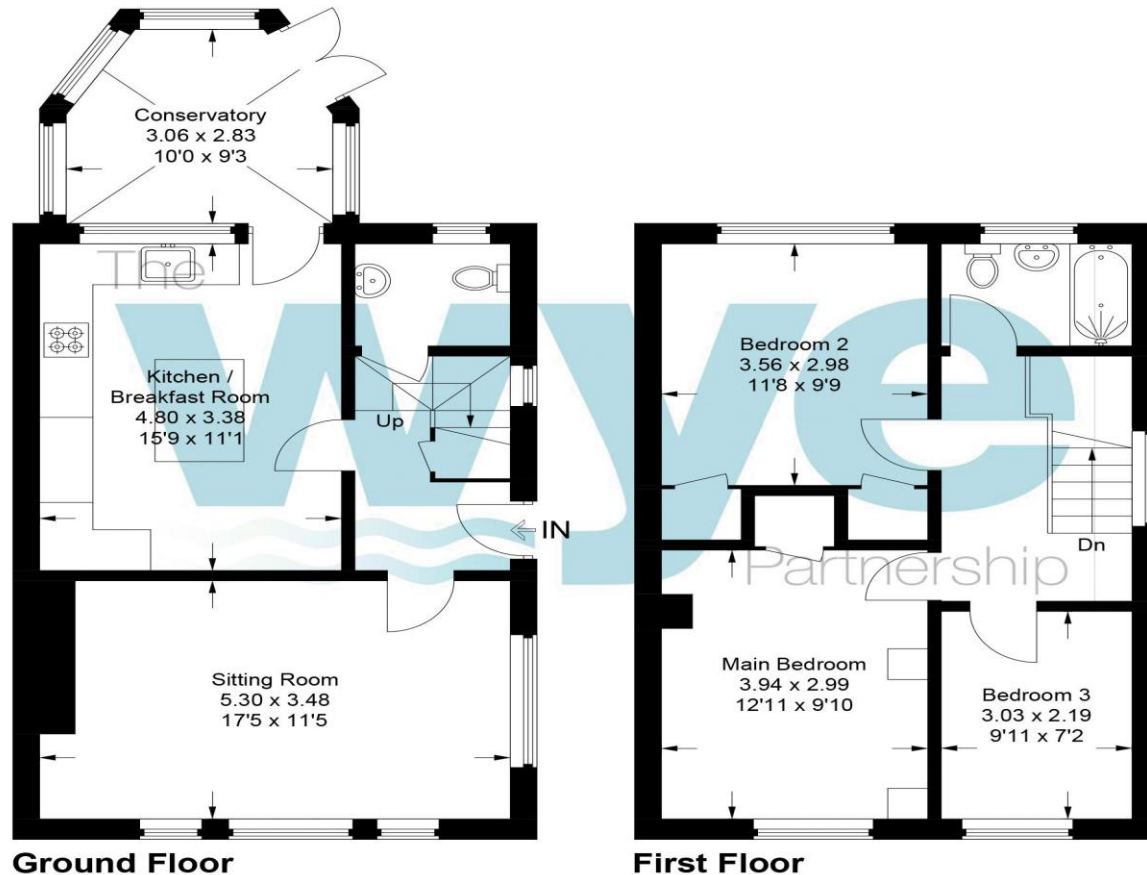
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

6 Tyzack Road

Approximate Gross Internal Area
Ground Floor = 53.6 sq m / 577 sq ft
First Floor = 44.8 sq m / 482 sq ft
Total = 98.4 sq m / 1,059 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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