



Lyndhurst Close, High Wycombe, Buckinghamshire, HP13 5JD



*A skillfully extended chalet bungalow offering good size accommodation situated in a delightful cul-de-sac setting in this popular location enjoying superb views over surrounding countryside.*

Front Door | Entrance Hall | Good Size Lounge/Dining Room | Modern Fitted Kitchen/Breakfast Room | Master Bedroom With Ensuite Shower Room | Three Further Bedrooms | Two Further Bathrooms | Gas Central Heating To Radiators | Double Glazed Windows | Enclosed South Facing Rear Garden | Far Reaching Views To Rear Over Open Countryside | Driveway Parking For Several Cars | Highly Regarded Residential Area | No Through Road | Well Planned Flexible Accommodation |

A skillfully extended chalet bungalow offering good size accommodation, situated in a delightful cul-de-sac setting in this popular location, enjoying superb views over surrounding countryside and yet within easy reach of local amenities and highly regarded local schooling. Offering generous, flexible and well planned accommodation, heated by gas central heating to radiators with double glazed windows, the property includes a good size entrance hall, large lounge/dining room, fitted kitchen, four bedrooms (two on the ground floor and two on the first floor) and three bathrooms, one of which is ensuite to the master. Externally there is a gravel driveway to the front providing off road parking for several cars, the south facing garden to the rear is private, enclosed, and offers far reaching countryside views. We recommend early viewing of this delightful family home in a highly sought after residential no through road.

**Price... £545,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	
	www.epc4u.com	





## LOCATION

The property is situated approximately two miles to the west of High Wycombe in the popular Downley location. The village provides convenience stores which cater for all day to day needs and there is a strong village community with various clubs and groups. The town centre is easily accessible and provides an extensive range of shopping facilities and direct rail links to London, Marylebone, Oxford and Birmingham. Access to the M40 motorway is within a 10-minute drive.



## DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe Road and continue along to the second major set of traffic lights. Turn right at the lights into Plomer Hill and take the second left into Westover Road. Take the first left into Lyndhurst Close where the property can be found on the left-hand side.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

D

### MORTGAGE

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



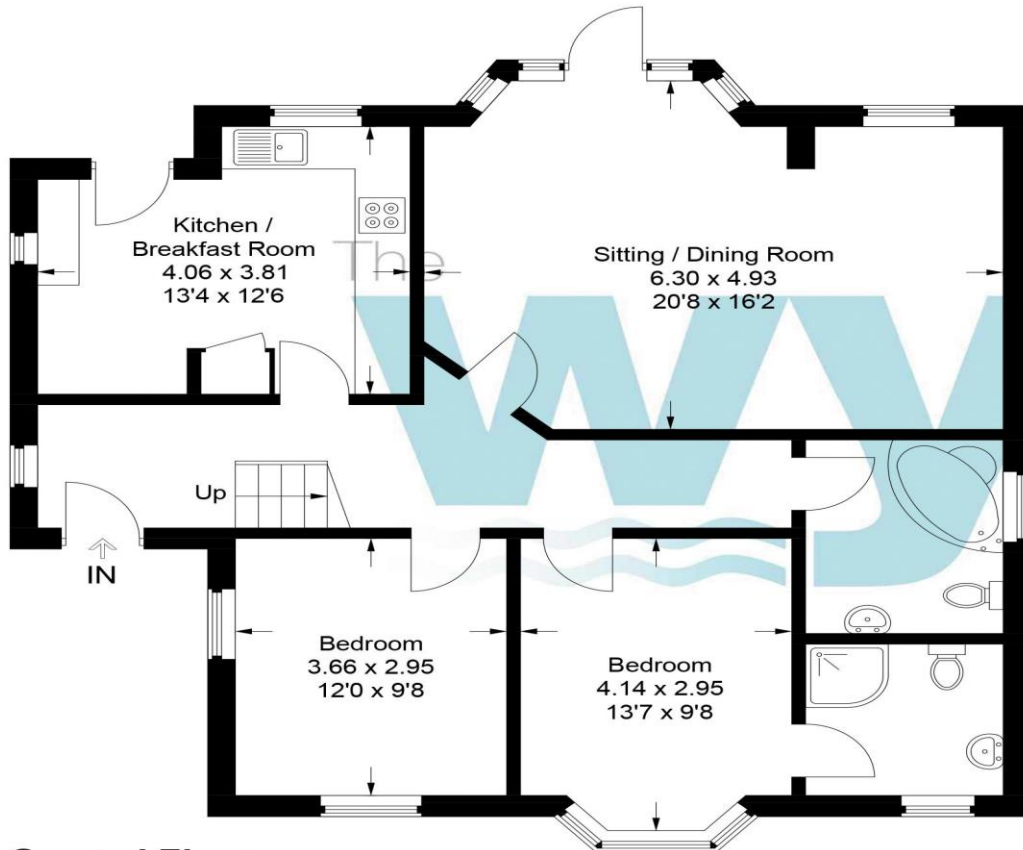
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*





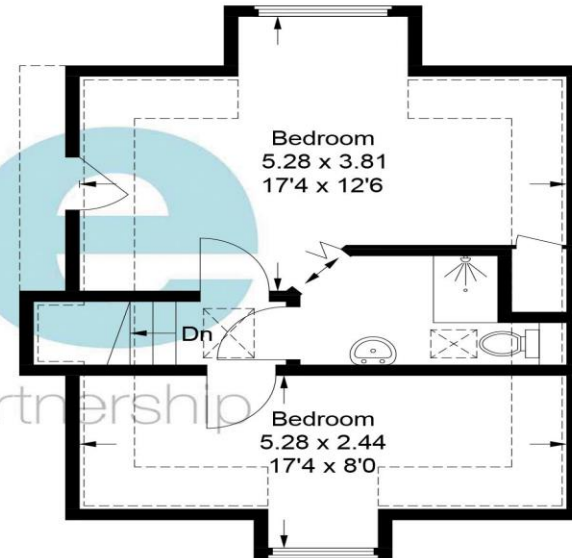
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Approximate Gross Internal Area  
Ground Floor = 92.9 sq m / 1,000 sq ft  
First Floor = 35.3 sq m / 380 sq ft  
Total = 128.2 sq m / 1,380 sq ft



**Ground Floor**

 = Reduced headroom below 1.5m / 5'0



**First Floor**

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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The **wye** Partnership