



Lyndon Gardens, High Wycombe, Buckinghamshire, HP13 7QJ

We are delighted to offer for sale this immaculate two-bedroom terrace house situated in highly regarded cul de sac location a short walk from Totteridge Common.

Covered Porch | Entrance Hall | Refitted Kitchen | Good Size Lounge/Dining Room | Conservatory | First Floor Landing | Two Double Bedrooms | Family Bathroom | Enclosed Rear Garden | Driveway Parking For Two Cars | Gas Central Heating To Radiators | Immaculate Condition | Lovely Peaceful Setting In Quiet Cul De Sac | Short Walk To Totteridge Common | Much Improved By Current Owners | Must be Seen Internally |

We are delighted to offer for sale this immaculate two-bedroom terrace house situated in highly regarded cul de sac location a short walk from Totteridge Common. Having been much improved by the current owners the property is heated by gas central heating to radiators, has double glazed windows, a modern refitted kitchen, a good size lounge/dining room, attractive conservatory, two double bedrooms and fitted bathroom. Externally there is driveway parking to the front for two cars and the rear garden is levelled and enclosed being laid mainly to lawn. The location is second to none and much sought-after so we would suggest early viewing of this beautiful family home.

Price... £399,950

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
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 the town centre of High Wycombe within walking distance of local schools and shops. Regular bus service to town centre very close by which also provides easy access to Mainline railway link to London Marylebone and shopping facilities. The property is just a short walk from the miles of open countryside that forms Totteridge Common. A delightful highly regarded cul de sac location.



DIRECTIONS

From our office in Crendon Street, ascend the hill into Amersham Hill turning right just after the railway station into Totteridge Road. Proceed along Totteridge Road, pass through the traffic lights at the crossroads with Bowerdean Road and ascend the hill. As you near the end of Totteridge Road turn left into Lyndon Gardens.



ADDITIONAL INFORMATION

COUNCIL TAX

D

EPC RATING

D

MORTGAGE

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

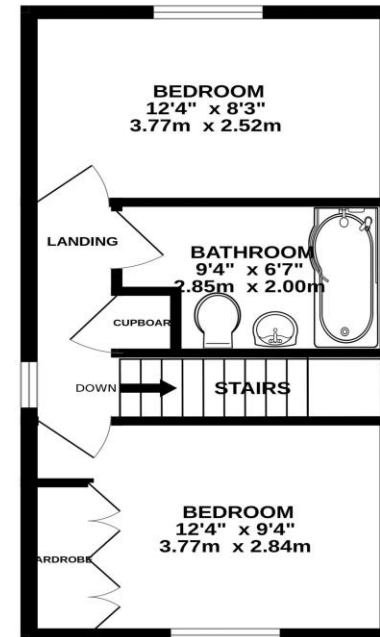


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership