

Lyndhurst Close, High Wycombe, Buckinghamshire, HP13 5JD



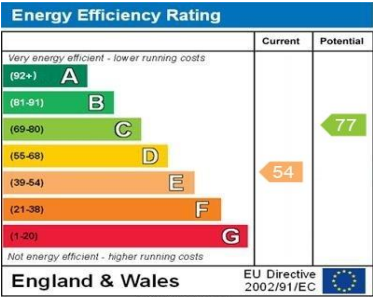
*A bay fronted detached house requiring modernisation offering excellent potential for extension subject to the normal planning permissions.*

| Detached House Requiring Modernisation | Entrance Hall | Living Room | Dining Room | Lean To/Conservatory | Kitchen | Landing | Three Bedrooms | Bathroom | Gas Central Heating | Double Glazing | Driveway & Attached Garage | Good Size Gardens | Desirable No Through Road Location | No Onward Chain |

A wonderful opportunity to acquire a detached family home requiring updating in a sought-after, no through road, location. The property enjoys views to the front across the valley and is within easy reach of local amenities and surrounding countryside. With accommodation comprising: entrance hall, living room, dining room, lean-to/conservatory, kitchen, landing, three bedrooms and bathroom. The property is double glazed and is heated via a gas heating system to radiators. To the outside there is a driveway and lawn with a garage at the side. To the rear the garden is a good size and mainly laid to lawn.

**Price... £500,000**

*Freehold*





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## LOCATION

The property is situated approximately two miles to the west of High Wycombe in the popular Downley location. Downley 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. Surrounding countryside and dog walks are close by.

## 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 right-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

E

### MORTGAGE

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

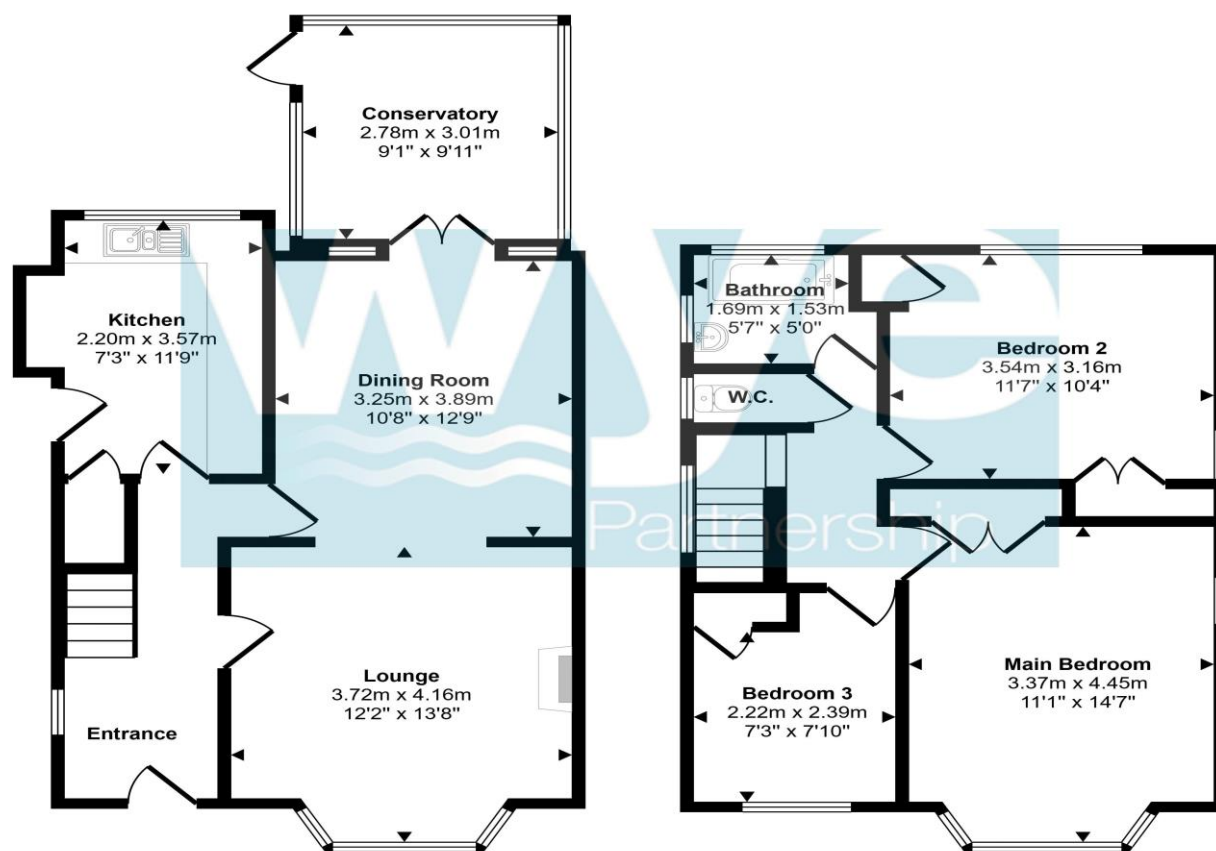
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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Approx Gross Internal Area  
99 sq m / 1071 sq ft



Ground Floor  
Approx 54 sq m / 585 sq ft

First Floor  
Approx 45 sq m / 486 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership