



Tyzack Road, High Wycombe, Buckinghamshire, HP13 7PU

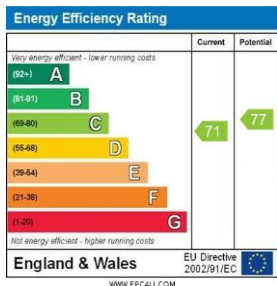
*A beautifully presented and much improved three-bedroom semi detached house situated in a popular location near Totteridge Common.*

| Immaculate Semi Detached House | Overhung Porch | Entrance Hall | Cloakroom  
 | Living Room With Log Burner | Dining Room / Modern Open Plan Kitchen |  
 Playroom/Study | First Floor Landing | Three Bedrooms | Contemporary Bathroom  
 Suite | Extensively Decked Area To Rear With Pergola | Lovely Well Maintained  
 Enclosed Rear Garden | Large Double Garage | Double Width Driveway To Front |  
 Immaculate Condition | Gas Central Heating To Radiators | Double Glazed Windows  
 | Short Walk To Totteridge Common | Catchment For Popular Local Schools |  
 Viewing Recommended |

An immaculate, much improved, three-bedroom semi detached house situated in a popular location near Totteridge Common. Having undergone considerable improvement, the property has gas central heating, double glazed windows, cloakroom, living room with log burner, dining room with double doors to garden and open plan to a modern refitted kitchen, separate playroom/home office. Three first floor bedrooms and a refitted contemporary bathroom. The rear garden has a large, decked terrace that extends to lawn with a large double garage plus additional double driveway parking to the front. Viewing is strongly recommended.

**Price... £475,000**

*Freehold*



---

## LOCATION

Situated approximately 1.5 miles north east of High Wycombe town centre within walking distance of local schools and shops. A regular bus service to town centre is very close by which also provides easy access to Mainline railway link to with 30-minute trains to London Marylebone aswell as direct links to Oxford and Birmingham. The town offers extensive shopping, restaurants and leisure facilities. Totteridge Common is close by with woodland walk 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 first turning left into Tyzack Road and the property can be found on the left-hand side, identified by a Wye Residential for sale board.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band C

### EPC RATING

C

### MORTGAGE

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

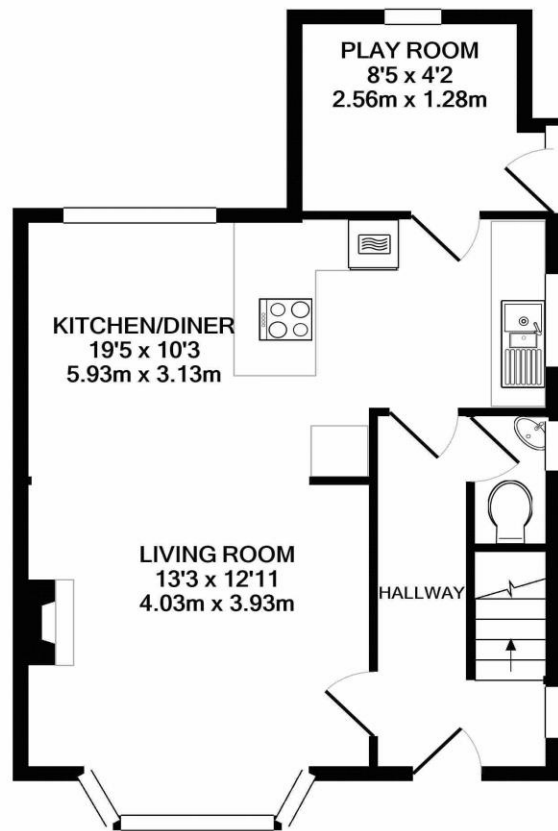


---

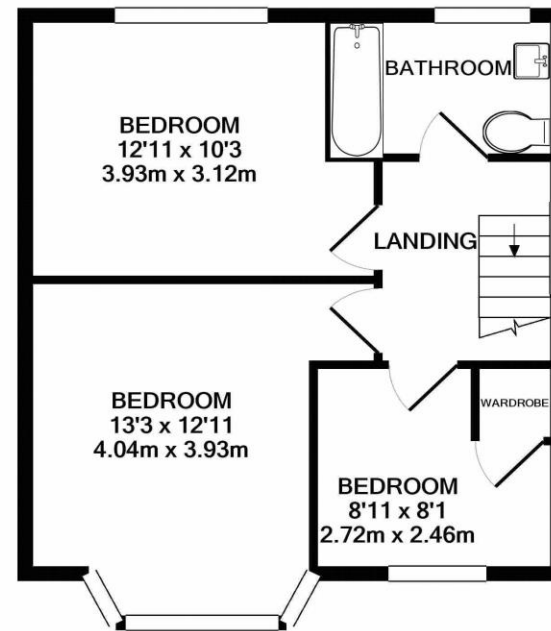
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

---





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2020

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

The **wye** Partnership