



50 Tyzack Road, High Wycombe, Buckinghamshire, HP13 7PT - £350,000

Spacious three-bedroom home with light and airy accommodation close to Totteridge Common.

| Spacious Terrace Home | Popular Residential Location - Easy Walking Distance of Primary and Secondary Schools & Royal Grammar School For Boys | Entrance Hall | Lounge | Separate Dining Room | Kitchen | Landing | Three Bedrooms | Bathroom | Separate WC | Gas Heating To Radiators | Double Glazing | Solar Panels | Front And Rear Gardens | Off-Road Parking At Rear |

A deceptively spacious terraced house offering well-kept accommodation. The property is situated in a popular location close to Totteridge Common and the 'Royal Grammar School'. With accommodation comprising to the ground floor; entrance hall, living room, separate dining room, kitchen with door to rear garden. First floor landing, three bedrooms, bathroom and separate WC. The property is heated via a gas central heating system and benefits from solar panels and double glazing. To the outside the gardens are laid to lawn with off road parking to the rear accessed via Rushbrook Close.

Price... £350,000

Freehold

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



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 Mainline railway link to 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 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

B

MORTGAGE

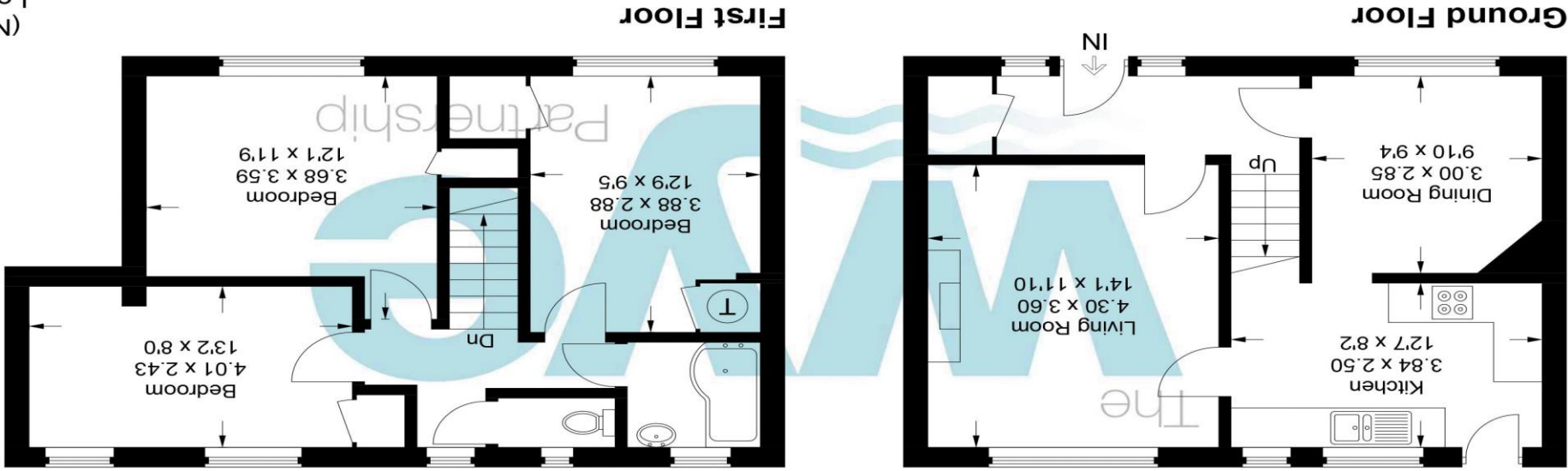
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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



50 Tyack Road

Approximate Gross Internal Area
Ground Floor = 43.2 sq m / 465 sq ft
First Floor = 46.5 sq m / 500 sq ft
Outbuildings = 5.0 sq m / 54 sq ft
Total = 94.7 sq m / 1,019 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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