



Estate Agents
Hurst

8 Lyndon Gardens, High Wycombe, Buckinghamshire, HP13 7QJ
£650,000

8 Lyndon Gardens, High Wycombe, Buckinghamshire, HP13 7QJ

Situated in an extremely popular cul-de-sac, in a quiet and secluded area of Lyndon Gardens that is located to the North of High Wycombe, is this extended, four bedroom detached family home that sits on a generous and level plot and gives the new owner a real countryside feel, whilst also retaining a central location to the town. This spacious and well proportioned home has been well maintained and cared for over the years by its current owners and offers a fantastic layout and superb feel to the house, as well as being perfectly situated for those looking to commute, with its close proximity to the town centre and mainline railway which offers a direct service to London Marylebone. The accommodation includes; entrance hallway, guest cloakroom, utility room, modern fitted kitchen, sitting room, dining room, conservatory with French doors leading to rear garden, principal bedroom with en-suite shower room, three further bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, detached garage with spacious driveway with parking for two vehicles, secluded and level wrap around gardens which is mainly laid to lawn with patio area and side access. This truly is a superb family home and we anticipate this property to be in high demand and an early viewing is recommended to avoid disappointment. The property is also offered to the market with no onward chain.



FOUR BEDROOM DETACHED FAMILY HOME
NO ONWARD CHAIN
DETACHED GARAGE & DRIVEWAY PARKING
GOOD ACCESS TO ROYAL GRAMMAR SCHOOL
PRINCIPAL BEDROOM WITH EN-SUITE
THREE RECEPTION ROOMS
UTILITY ROOM & GUEST CLOAKROOM
GAS CENTRAL HEATING
WRAP AROUND GARDENS & LEVEL PLOT
INTERNAL VIEWING ADVISED







Lyndon Gardens

Approximate Gross Internal Area
 Ground Floor = 798 sq ft / 74.1 sq m
 First Floor = 621 sq ft / 57.7 sq m
 Total = 1419 sq ft / 131.8 sq m
 (Excluding Garage)



Floor Plan produced for Hursts by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk