



25 Tyzack Road

High Wycombe

- A Very Well Presented Extended Three Bedroom Semi Detached House
- Large Double Aspect Through Lounge/Dining Room
- Modern Extended Refitted Kitchen/Breakfast Room, Cloakroom And Modern Refitted Bathroom
- Gas Central Heating To Radiators And Double Glazed Windows Installed in 2022
- Enclosed Rear Garden And Garage (No Vehicular Access)
- Driveway Parking For Two Cars With Room To Create Additional Parking
- Immaculate Order Throughout, Must Be Seen Inside
- Highly Regarded Horseshoe Shaped Crescent A Short Walk To Totteridge Common

Situated approximately 1.5 miles north east of High Wycombe town centre within walking distance of highly rated local schools and shops. A regular bus service to the town centre is very close by which also provides easy access to the mainline railway station 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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



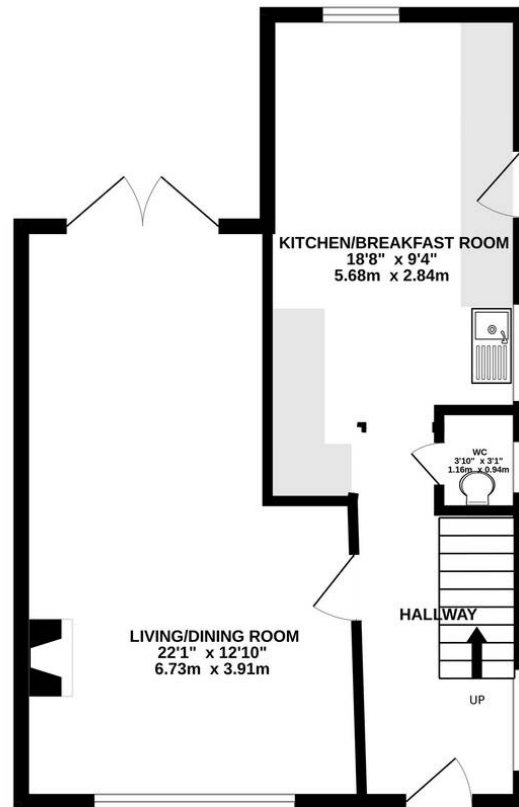
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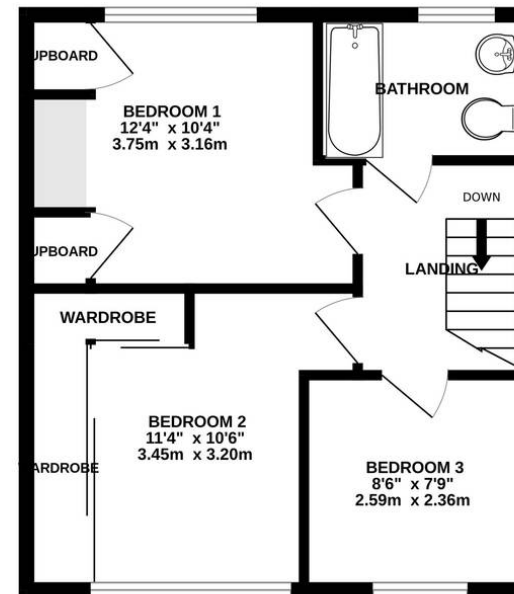
Nestled within a highly regarded horseshoe-shaped crescent just a short walk from Totteridge Common, this very well presented extended three bedroom semi detached house offers immaculate accommodation throughout and is a must-see for discerning buyers. The property features gas central heating to radiators and double glazed windows, ensuring comfort and efficiency year-round. Upon entering, you are greeted by a welcoming hallway that leads to a large double aspect through lounge and dining room, providing an impressive space for both relaxing and entertaining. The heart of the home is a modern, extended, and refitted kitchen and breakfast room, designed with both style and practicality in mind, complemented by a cloakroom for added convenience. Upstairs, three well-proportioned bedrooms are served by a modern refitted bathroom, finished to a high standard. The property also benefits from an enclosed rear garden and a garage (please note there is no vehicular access to the garage, which is ideal for storage or as a workshop). Driveway parking is available for two cars, with the potential to create additional parking if required. This property represents a rare opportunity to acquire a home in a sought-after location, combining generous living spaces, modern finishes, and practical features, all within easy reach of local amenities and the tranquil open spaces of Totteridge Common. Early viewing is highly recommended to fully appreciate all that this immaculate family home has to offer.



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 High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

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