



48 Lyndon Gardens, High Wycombe, HP13 7QJ
£575,000

48 Lyndon Gardens

High Wycombe

- An Attractive Detached Family Home Set Within A Small Development
- Well Cared For By The Current Owners
- Cloakroom, Living Room, Separate Dining Room, Kitchen And Utility Room
- Four Bedrooms, Family Bathroom And En-Suite Shower Room To Master
- Garage Plus Driveway Parking, Established Private Rear Garden
- Short Walk To Totteridge Common And Local Amenities
- Within Easy Reach Of The M40 Motorway

Situated approximately 1.5 miles north east of the town centre of High Wycombe within walking distance of local schools and shops. Regular bus service to town centre very close by which also provides easy access to Mainline railway link to London Marylebone and shopping facilities. The property is just a short walk from open countryside that forms Totteridge Common and popular schooling including the Royal Grammar School. A delightful highly regarded cul de sac location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



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This attractive four bedroom detached family home is situated within a small and desirable development, offering a superb opportunity for those seeking a well cared for residence in a convenient location. The property features a welcoming entrance hall with a cloakroom, a spacious living room with fireplace ideal for relaxing or entertaining, and a separate dining room that provides additional flexibility for family meals or gatherings. The kitchen benefits from ample storage and workspace, complemented by a practical utility room for added convenience. Upstairs, the property offers four bedrooms (all with built in wardrobe or cupboards), including a master bedroom with its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The home also benefits from gas central heating, a garage and driveway parking, ensuring ample space for vehicles. The established private rear garden adds to the appeal, providing a tranquil retreat for the family. Ideally located just a short walk from Totteridge Common and a range of local amenities, yet within easy reach of the town centre and train station. Well maintained by the current owners, this home is ready to welcome its next family and offers an excellent balance of space and style throughout. Early viewing is highly recommended.



**Approximate Gross Internal Area 1250 sq ft - 116 sq m
(Excluding Garage)**

Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 650 sq ft – 60 sq m

Garage Area 140 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership High Wycombe

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