



2 De Havilland Court, High Wycombe - HP13 5AG
£535,000





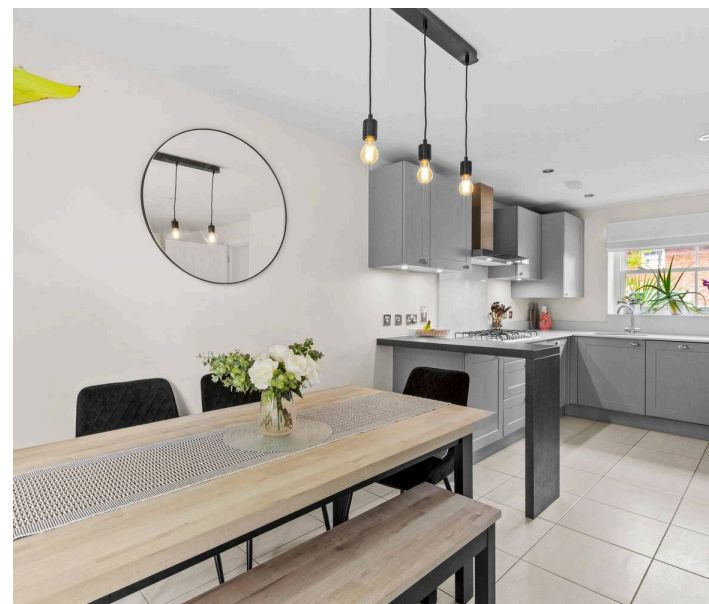
- Built in 2019 by renowned builders Carey Homes, set in a bespoke, gated development of just 20 properties and finished to an exceptional standard throughout including underfloor heating
- Walking distance to local amenities, the Royal Grammar School, transport links, High Wycombe town centre and railway station with fast train to Marylebone
- Walking distance to Kingswood offering miles of beautiful countryside walks

The property is ideally situated within easy access of Hazlemere and the larger centers of High Wycombe, Beaconsfield and Amersham with their excellent shopping and sporting facilities and main line trains and underground service (about 10-minute drive to the Metropolitan tube line) giving easy access to London (25 mins by train from High Wycombe). Heathrow is approximately half an hour's drive away. The property is in the catchment for and close to a comprehensive range of sought after state schools including The Royal Grammar School and John Hampden Grammar School, for boys, Sir William Ramsay School, Beaconsfield High and Wycombe High School for girls. Nearby private schools include Godstowe, Davenies, Wycombe Abbey and High March.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

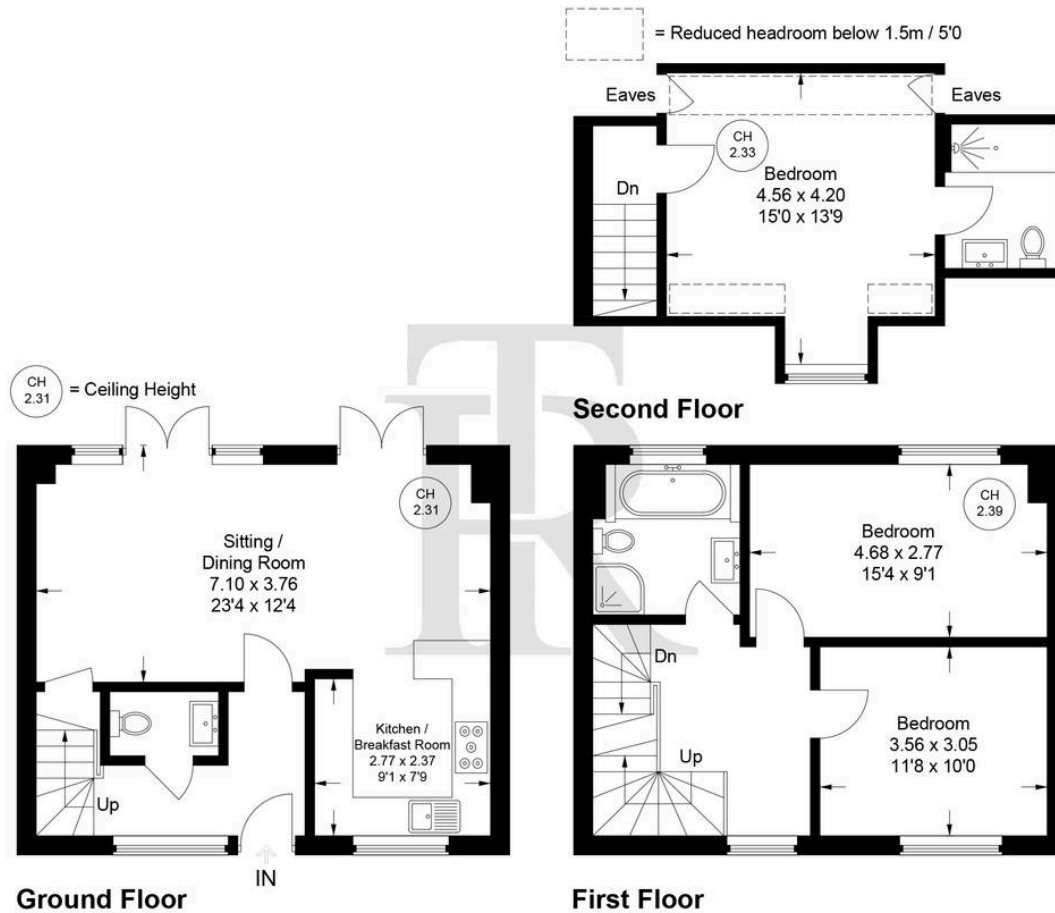


This immaculate three bedroom terraced house, built in 2019 by the renowned Carey Homes, is set within a bespoke gated development of just 20 properties and offers an exceptional standard of finish throughout. Ideally situated within walking distance of local amenities, the Royal Grammar School, excellent transport links, High Wycombe town centre and railway station (with fast trains to Marylebone), as well as the beautiful countryside of Kingswood, this property combines convenience with a tranquil setting.

The internal accommodation is arranged over three floors and is presented in pristine condition, beginning with a welcoming entrance hall and a downstairs cloakroom. The heart of the home is a beautifully appointed, bright and spacious open plan kitchen, sitting and dining room that features underfloor heating, understairs storage cupboard, and two sets of patio doors that allow natural light to flood the space. Upstairs, a generous first floor landing provides an ideal work from home desk or study area, alongside two double bedrooms and a modern family bathroom with both a separate bath and shower. The second floor is dedicated to the principal bedroom suite, which boasts two walk in cupboards and a contemporary ensuite shower room.

Additional benefits include 2 x parking spaces and a private, south west facing rear garden (with a level patio area, lawn, and garden shed for extra storage needs) that serves as a perfect backdrop to this outstanding home. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.





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Approximate Gross Internal Area
 Ground Floor = 47.1 sq m / 507 sq ft
 First Floor = 41.2 sq m / 443 sq ft
 Second Floor = 24.6 sq m / 265 sq ft
 Total = 112.9 sq m / 1215 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
 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.



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