



14 Lyndon Gardens, High Wycombe - HP13 7QJ
£519,500

TIM RUSS
& Company



- Benefiting from a quiet cul de sac location is this well presented three bedroom detached house within this popular development
- Ideal location for families, close to highly regarded schools, town centre for shopping and mainline station to London

The property is a stroll to local woods and Totteridge Common. Tesco Express amongst other local shops, a chemist/pharmacy and a Doctors Surgery are within walking distance. High Wycombe station approx 1 mile away provides a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. The town provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. For families there are a number of highly regarded schools available in the area, notably the Royal Grammar school (boys) in High Wycombe, also John Hampden (boys) and Wycombe High School (girls). The M40 can be joined at junction 4 High Wycombe (or junction 3 going eastbound into London) with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development to include a state of the art leisure centre, full size Waitrose, day nursery and Hampton by Hilton hotel.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



This well maintained three-bedroom detached house is nestled within a quiet cul-de-sac location in a sought-after development. The property starts with a welcoming hallway that leads to a convenient downstairs cloakroom. The kitchen has been refitted and boasts granite worktops and integrated appliances. The spacious sitting room features sliding patio doors that open onto the garden, while a separate dining room offers flexibility and potential for open-plan living.

The principal bedroom is a highlight, complete with fitted wardrobes and an ensuite shower room. Two additional bedrooms, both with fitted wardrobes, are served by a well-appointed family bathroom. The west-facing rear garden provides a delightful backdrop to the family home, featuring a wide paved terrace for outdoor entertainment, leading onto a manicured lawn with mature shrubs and flower borders with bursts of seasonal colour.

Private driveway parking accommodating two cars and EV charger, in addition to a 16ft garage. The property boasts a high EPC rating as a result of the 19 Solar Panels which generate the properties own energy plus an income of over £500 per year based on the government backed Feed In Tariff, together with a battery storage system. This eco-friendly feature adds to the property's appeal and sustainability.

The location of this home is ideal for families, being in proximity to highly regarded schools, the town centre for convenient shopping opportunities, and a mainline station providing easy access to London. The property's combination of modern features, ample space, and prime location make it a perfect choice for discerning buyers seeking a comfortable and practical living space within a welcoming community.





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Approximate Gross Internal Area

Ground Floor = 47.8 sq m / 514 sq ft

First Floor = 47.5 sq m / 511 sq ft

Garage = 14.2 sq m / 153 sq ft

Total = 109.5 sq m / 1178 sq ft

Floor Plan produced for Tim Russ & Company 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.



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