



9 Lyndon Gardens, High Wycombe - HP13 7QJ

Offers Over £675,000

 **TIM RUSS**
& Company



- A beautifully presented and extended detached family home, set at the end of a quiet cul de sac, walking distance to local schools, Totteridge common and transport links
- High Wycombe town centre & railway station close by

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: F

Tenure: Freehold

EPC Rating: C



This beautifully presented and thoughtfully extended four-bedroom detached family home is positioned at the end of a peaceful cul de sac, within walking distance of local schools, Totteridge Common and convenient transport links, with High Wycombe town centre and railway station also close by.

Upon entering, you are greeted by a welcoming entrance hall that leads to a practical downstairs cloakroom. The heart of the home is the impressive kitchen, dining and family area, designed as a versatile open-plan space, featuring contemporary fittings and bi-fold doors that flood the room with natural light. The triple aspect living room offers a tranquil retreat, complete with a feature wood burning stove for cosy evenings and patio doors that enhance the connection to the outdoors. The principal bedroom benefits from fitted wardrobes and a stylish ensuite shower room, while three further well-proportioned bedrooms are served by a modern, well-appointed family bathroom.

The private rear garden wraps around the property and provides the perfect backdrop to this family home. A generous patio area leads to a well tended lawn offering plenty of space for children to play safely. There is also a detached shed, enclosed by timber fencing and wall. Additional features include ample driveway parking for three to four cars and a detached garage, providing excellent storage or workshop potential. This property combines spacious, flexible accommodation with a high standard of finish throughout, making it a perfect choice for families seeking comfort, convenience and a superb location within High Wycombe.





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Approximate Gross Internal Area
 Ground Floor = 68.6 sq m / 738 sq ft
 First Floor = 55.1 sq m / 593 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 138.5 sq m / 1490 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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