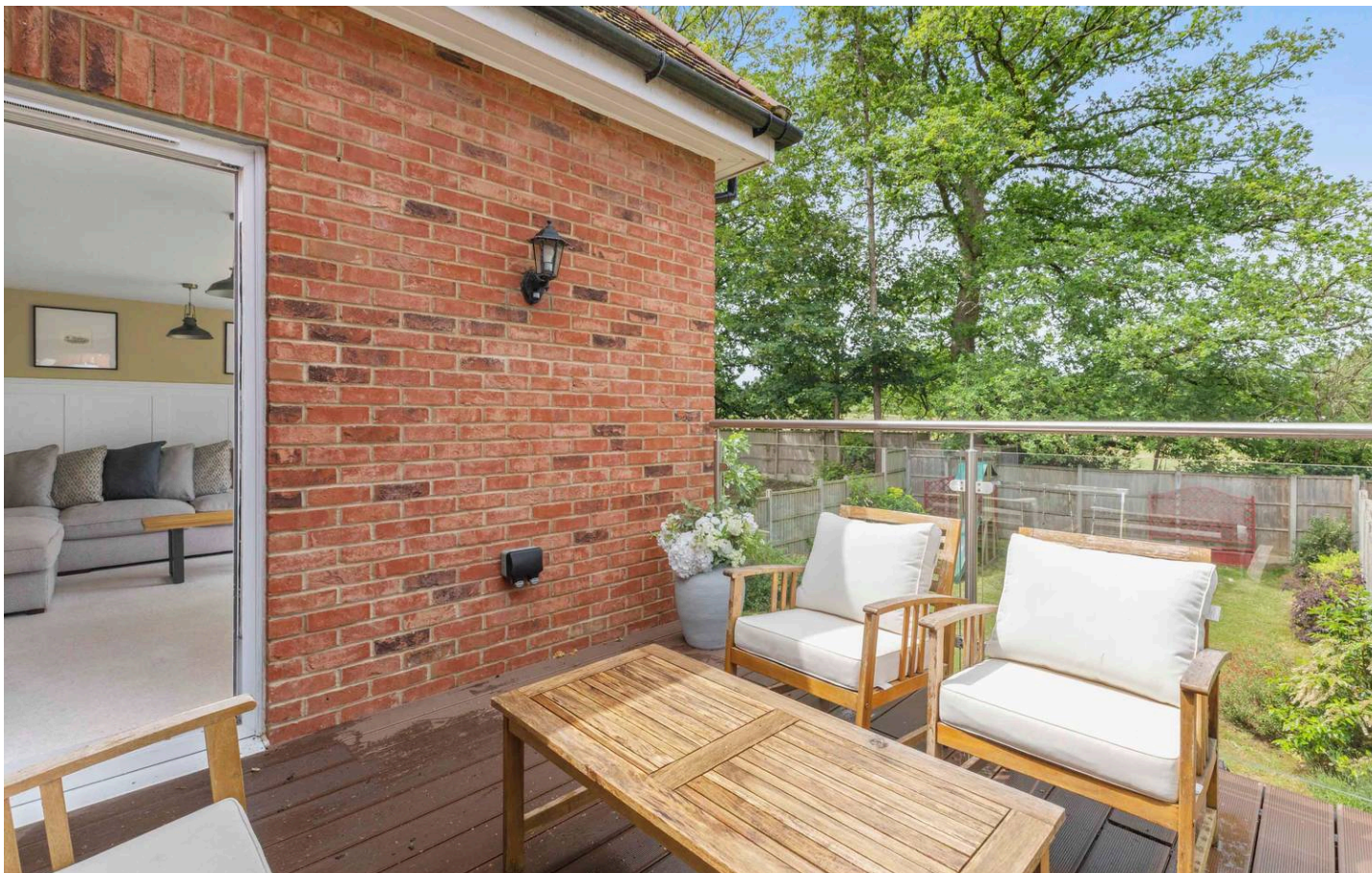




15 De Havilland Court, High Wycombe - HP13 5AG

Offers Over £700,000

 **TIM RUSS**  
& Company



- Modern home built in 2019 by the highly-regarded Carey Homes
- Gated development of 20 townhouses
- 4 bedrooms (including two en-suites)
- 3 bathrooms and 1 cloakroom
- Open-plan ground floor with underfloor heating
- Rear garden with an entertaining patio
- Carport & double parking
- Walking distance to local amenities, good schools and scenic countryside walks
- Short drive from High Wycombe station (fast trains to London Marylebone)

The property is ideally situated within easy access of Hazlemere and the larger centres 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.



This impressive four bedroom terraced townhouse, built in 2019/20 by the highly regarded Carey Homes, forms part of a bespoke gated development of just twenty townhouses. Ideally situated within walking distance to local amenities, The Royal Grammar School, excellent transport links, High Wycombe town centre and the railway station (providing a fast train to Marylebone), this property also benefits from proximity to Kingswood. The welcoming entrance hall features a convenient downstairs cloakroom and useful understairs storage. The heart of the property is a beautifully appointed kitchen/dining/family room, featuring underfloor heating throughout the ground floor, high quality fittings and patio doors that open to the west-facing garden.

On the first floor, a stunning sitting room awaits, complete with double doors and a Juliette balcony, as well as a separate private balcony area. Bedroom two with an ensuite shower room and bedroom three are served by the family bathroom.

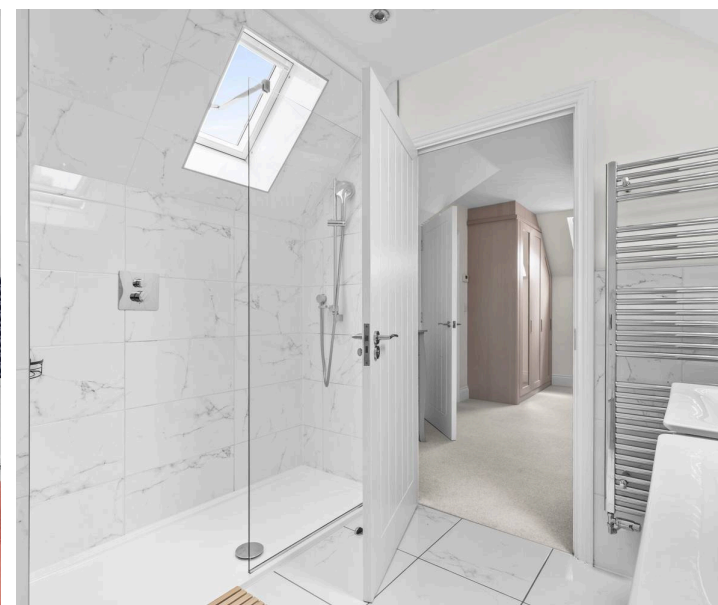
The second floor hosts the principal bedroom suite, which boasts fitted wardrobes and a luxury ensuite shower room, in addition to bedroom four, both enhanced by Velux windows that flood the rooms with natural light.

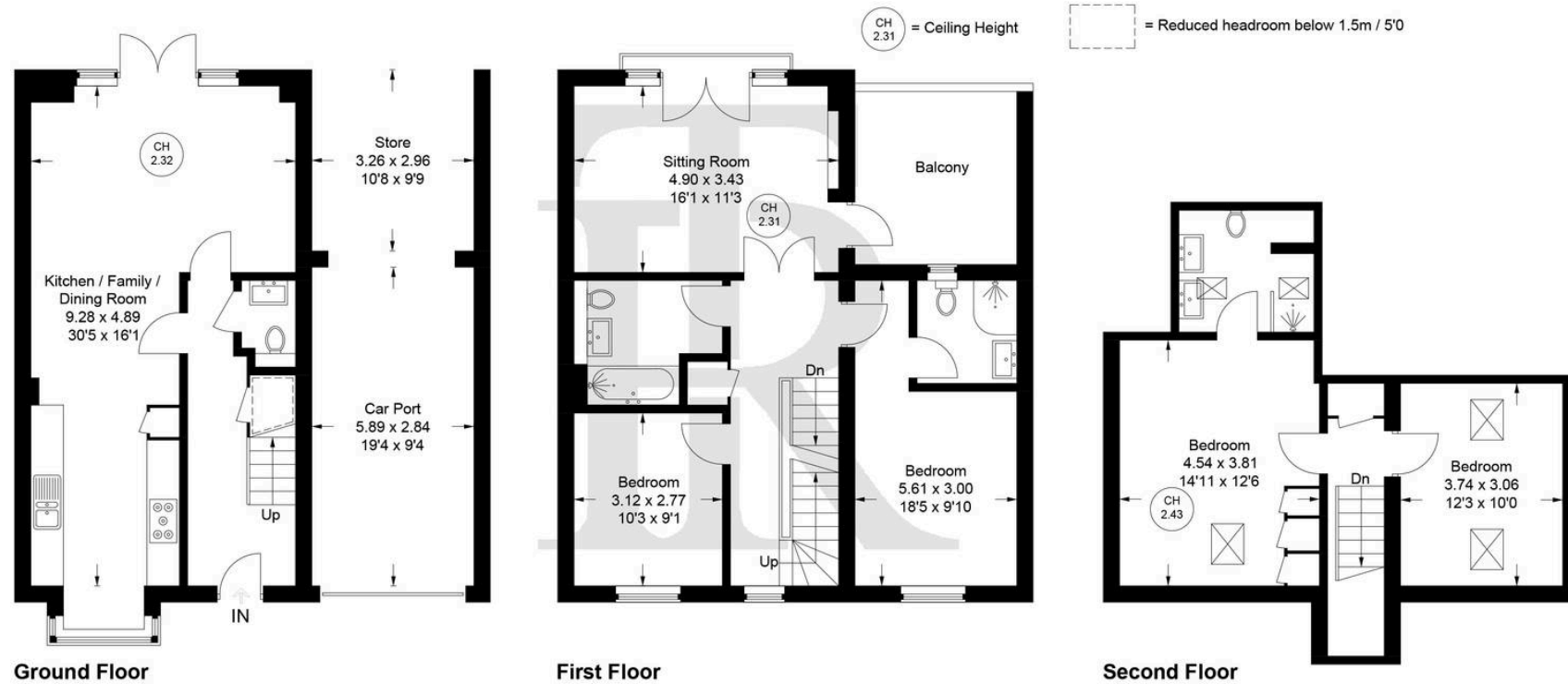
Additional features include a fantastic rear garden with a patio area, access to a store and car port, and steps rising to a level lawn with well stocked borders. For added convenience, there is driveway parking for two cars.

**Council Tax band: F**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: B**





## 15 De Havilland Court, HP13 5AG

Approximate Gross Internal Area  
 Ground Floor = 46.9 sq m / 505 sq ft  
 (Excluding Car Port / Store)  
 First Floor = 64.3 sq m / 692 sq ft  
 Second Floor = 50.0 sq m / 538 sq ft  
 Total = 161.2 sq m / 1735 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.



## Tim Russ and Company

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