



Tyzack Road, High Wycombe, Buckinghamshire, HP13 7PU



*A beautifully presented semi-detached house with a level garden close to 'Totteridge Common'.*

| Entrance Hall | Living Room | Dining Room | Modern Kitchen | Landing | Three Bedrooms | Modern Bathroom | Gas C/H With Retro Style Radiators | Double Glazing | Hardwood Flooring To Most Of Ground Floor | Driveway Parking | Landscaped Rear Gardens |

A bay fronted semi-detached house which has been the subject of considerable improvement by the current owners and is offered for sale in excellent decorative order throughout. Complimented by a level landscaped rear garden and situated in a popular location close to 'Totteridge Common'. Accommodation comprising on the ground floor: entrance hall with stairs to first floor, bay fronted living room with wood burning stove, separate dining room, re-fitted kitchen with stable door to rear garden. To the first floor three bedrooms and a refitted bathroom suite. To the outside there is a driveway at the front providing off road parking and lawn with gated side access to the rear garden with patio terracing and level lawn and brick-built storage. An inspection of this property is highly recommended.

**Price... £445,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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## LOCATION

Situated approximately 1.5 miles north east of High Wycombe & town centre within walking distance of local schools and shops. The renowned Royal Grammar School for boys is within a short distance. A regular bus service to town centre is very close by which also provides easy access to Mainline railway link to with 30-minute trains to London Marylebone as well as direct links to Oxford and Birmingham. The town offers extensive shopping, restaurants and leisure facilities. Totteridge Common is close by with woodland walks to Penn.

## DIRECTIONS

From High Wycombe town centre ascend the A404 (Amersham Hill) and continue through two sets of traffic lights. At the second mini-roundabout turn right into Totteridge Lane and pass the Common on the left-hand side. Take the second turning left into Tyzack Road, where number 4 can be found on the right-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

C

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

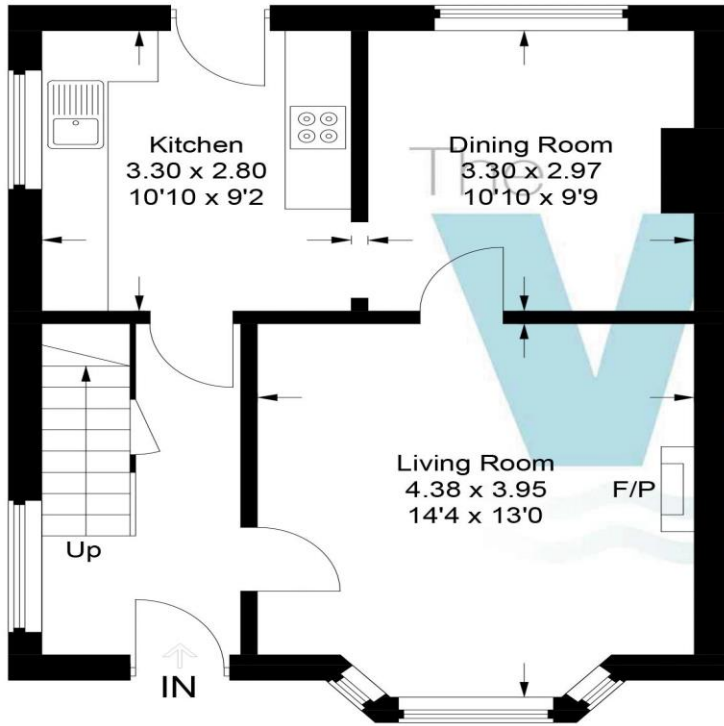
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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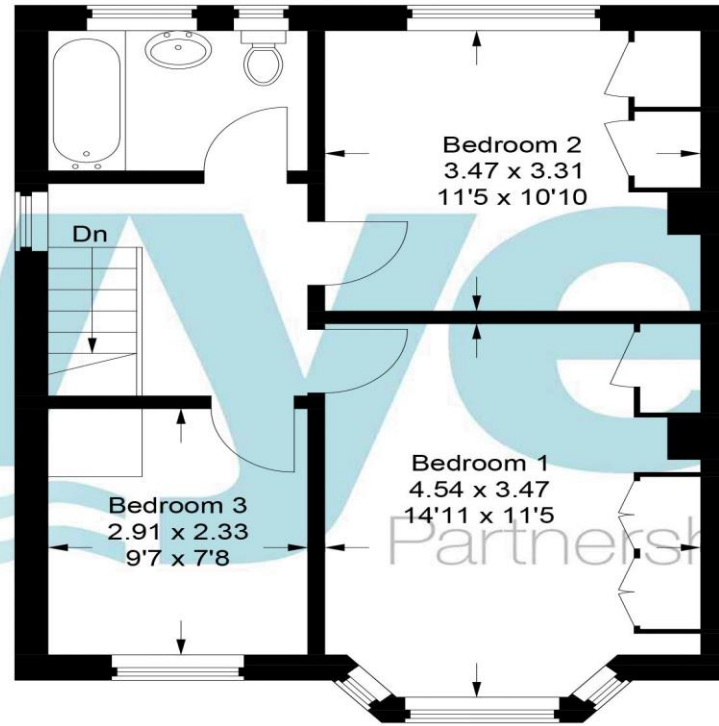


## 4 Tyzack Road

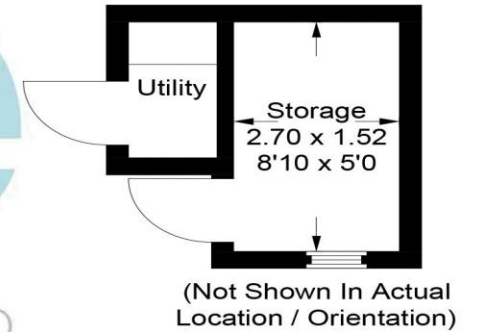
Approximate Gross Internal Area  
Ground Floor = 44.6 sq m / 480 sq ft  
First Floor = 44.4 sq m / 478 sq ft  
Outbuilding = 5.3 sq m / 57 sq ft  
Total = 94.3 sq m / 1,015 sq ft



**Ground Floor**



**First Floor**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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The **wye** Partnership