



17 De Havilland Court, High Wycombe - HP13 5AG

Offers Over £600,000

 **TIM RUSS**  
& Company





- 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 under floor 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 Rating: B**





Welcome to this beautifully presented three bedroom family home, built in 2019 by the renowned Carey Homes. Set in a bespoke, gated development of just 20 properties, this home is finished to an exceptional standard throughout, including under floor heating. You are just a short stroll from local amenities, the Royal Grammar School, transport links, and High Wycombe town centre. The railway station is also close by, offering fast trains to Marylebone. If you love the outdoors, Kingswood is within walking distance, offering miles of beautiful countryside walks.

Step inside and you will find a spacious and welcoming entrance hall, featuring grey wood effect porcelain tiles from Porcelanosa that runs through much of the ground floor and a handy downstairs cloakroom. The heart of this home is the bright and spacious 17x11ft shaker style kitchen, which flows seamlessly into the breakfast and dining area. The kitchen is well equipped and finished to a high standard, with patio doors to the rear. The sitting room is generous in size and benefits from a double aspect and a large storage cupboard.

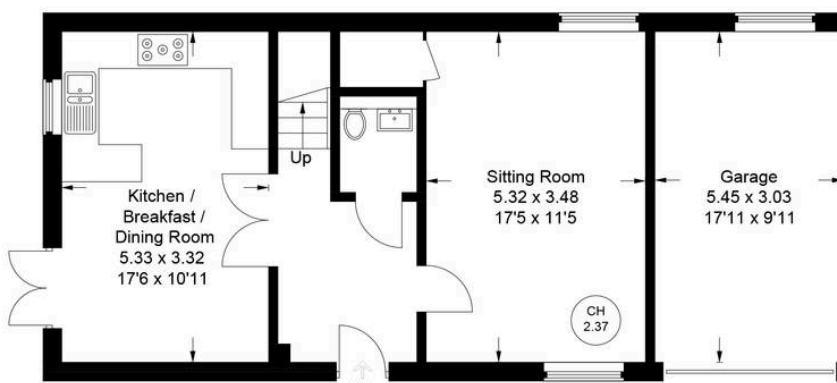
Upstairs, the principal bedroom is a luxury size, with space for fitted cupboards and a generous ensuite. The guest bedroom also has its own ensuite shower room, while the third double bedroom is served by a beautifully appointed family bathroom.

For parking, there is off road space for two vehicles as well as a good size garage.





**First Floor**



**Ground Floor**

## 17 De Havilland Court, HP13 5AG

Approximate Gross Internal Area

Ground Floor = 50.9 sq m / 548 sq ft

First Floor = 67.7 sq m / 729 sq ft

Garage = 16.3 sq m / 175 sq ft

Total = 134.9 sq m / 1452 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.



## Tim Russ and Company

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
For more information please visit our website.



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