



75 Totteridge Lane, High Wycombe, Buckinghamshire, HP13 7QA - £439,950

A well-presented restyled three-bedroom semi detached house situated in a popular area a short walk from Totteridge common to the north of Wycombe town centre.

Covered Porch | Entrance Hall | Ground Floor Cloakroom | Attractive Lounge | Restyled Contemporary Modern Fitted Kitchen/Breakfast Room With Central Island | Large Utility Room | First Floor Landing | Three Bedrooms | Modern White Refitted Bathroom | Enclosed Level Landscaped Rear Garden With Home Office | Driveway Parking | Gas Central Heating To Radiators | Double Glazed Windows | Popular Residential Area | Short Walk To Totteridge Common with Walks Across To Hazlemere And Penn | Immaculate House | Must Be Seen |

A delightful character three-bedroom semi detached house, situated in a popular area a short walk from Totteridge Common to the north of High Wycombe town centre. Presented in good order throughout, the property is heated by gas central heating to radiators and has double glazed windows, it has been restyled internally to include a lovely open lounge, ground floor cloakroom, a modern contemporary open plan kitchen/dining room with centre island and a large utility room. To the first are floor three bedrooms and a modern, well-appointed family bathroom. Externally the rear garden is enclosed and has been landscaped with a modern home office/playroom to the rear boundary. There is driveway parking for two cars to the front. Early viewing of this immaculate family home is recommended.

Price... £439,950

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		82
(69-80)		
C	69	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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, Godstowe, Wycombe Abbey, Wycombe High School and John Hampden Grammar school are all within a short distance. A regular bus service to town centre is very close by which also provides easy access to mainline railway link 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. The property is a short stroll from Totteridge Common with woodland walks to Hazlemere and Penn.

DIRECTIONS

From our office in Crendon Street ascend the hill continuing onto Amersham Hill, the road then becomes Amersham Road. Continue along Amersham Road passing through two sets of traffic lights and on reaching the two mini roundabouts turn right at the second into Totteridge Lane. Proceed for some distance and the property will be found on the right.

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 on as statements of representation of fact and do not constitute any part of an offer or contract.



TOTTERIDGE LANE, HIGH WYCOMBE, HP13 7QA
APPROX. GROSS INTERNAL FLOOR AREA 95 SQ M / 1030 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

FLOOR AREA 10 SQ M / 110 SQ FT

GROSS INTERNAL



FLOOR AREA 38 SQ M / 409 SQ FT

GROSS INTERNAL



FLOOR AREA 47 SQ M / 511 SQ FT

GROSS INTERNAL

