



# 265 Totteridge Road

High Wycombe, High Wycombe

- An Extended Refurbished Four Bedroom Detached Chalet Bungalow In Sought After Location
- Gas Central Heating To Radiators And Double Glazed Windows/Doors
- Modern Refitted Kitchen/Breakfast Room Plus Separate Utility Room
- Three Modern Refitted Bath/Shower Rooms Two Of Which Are En-Suite To First Floor Bedrooms
- Enclosed Garden, Garage Plus Additional Driveway Parking, Must Be Seen

Situated in a popular residential location a short walk from Totteridge Common, close to local shops which cater for most day to day needs and conveniently located for local bus route into the town centre. The town of High Wycombe offers a multitude of shopping, leisure and retail facilities as well as a train station with a mainline rail link to London. There are woods and common land close by for walks. In the catchment area for highly regarded schools

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

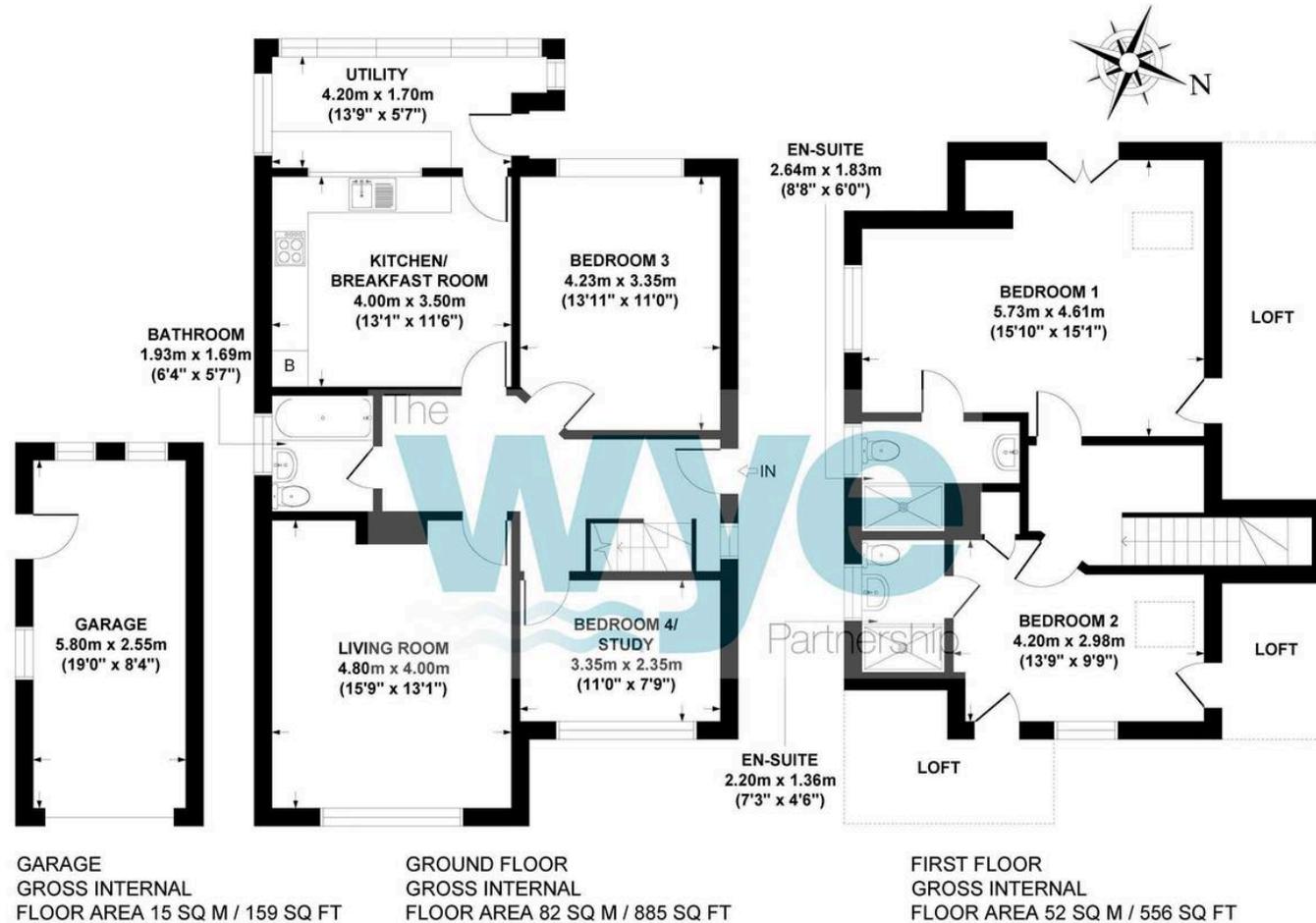


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We are delighted to offer for sale this extended and refurbished four bedroom detached chalet bungalow situated in a popular area a short walk from Totteridge Common. Having been much improved by the current owners, the property is heated via gas central heating to radiators and has double glazed windows. The accommodation has a large spacious entrance hall, good size lounge with feature wood burner, modern refitted kitchen/breakfast room, utility room, four large bedrooms two of which have en-suite shower rooms, three modern refitted bath/shower rooms. Externally there is a garage plus additional gravel driveway parking and a private enclosed rear garden. We highly recommend early viewing of this considerably enlarged family home in an enviable location.





**TOTTERIDGE ROAD, HIGH WYCOMBE, HP13 7LJ**  
**APPROX. GROSS INTERNAL FLOOR AREA 149 SQ M / 1600 SQ FT**  
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

# The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

