



Totteridge Lane, High Wycombe, Buckinghamshire, HP13 7QD

*A character three-bedroom semi-detached cottage set back from the road and overlooking a green with views over Totteridge Common.*

| Bay Fronted Attractive Semi-Detached Cottage | Overlooking Totteridge Common | Entrance Vestibule | Living Room | Kitchen/Dining Room/Family Room | Study | Ground Floor Cloakroom | Landing | Three Bedrooms | Bathroom | Gas Central Heating | Double Glazing | Driveway Parking | Gardens | No Onward Chain |

A character semi-detached cottage in an enviable position set back from the road in a tranquil crescent and overlooking a green to the front. Within a stones' throw of 'Totteridge Common' the property has been improved by the current owners and recently redecorated throughout which exudes charm. Local shops are close by, as are popular schools for all ages. Accommodation comprising to the ground floor; entrance vestibule, a bay fronted living room, refitted open plan kitchen/dining room/family room, study and cloakroom. To the first-floor landing, three bedrooms and a refitted white bathroom suite. The property is double glazed and has a gas central heating system with a new boiler and recently fitted radiators. To the outside there is driveway parking for several vehicles with a south west rear garden that enjoys a high degree of privacy.

**Price... £439,950**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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	
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 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. The property overlooks Totteridge Common with woodland walks to 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 passing the Dolphin Public House on your left and take the first right thereafter where the property will be found on the left indicated by a Wye Residential for sale sign.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

D

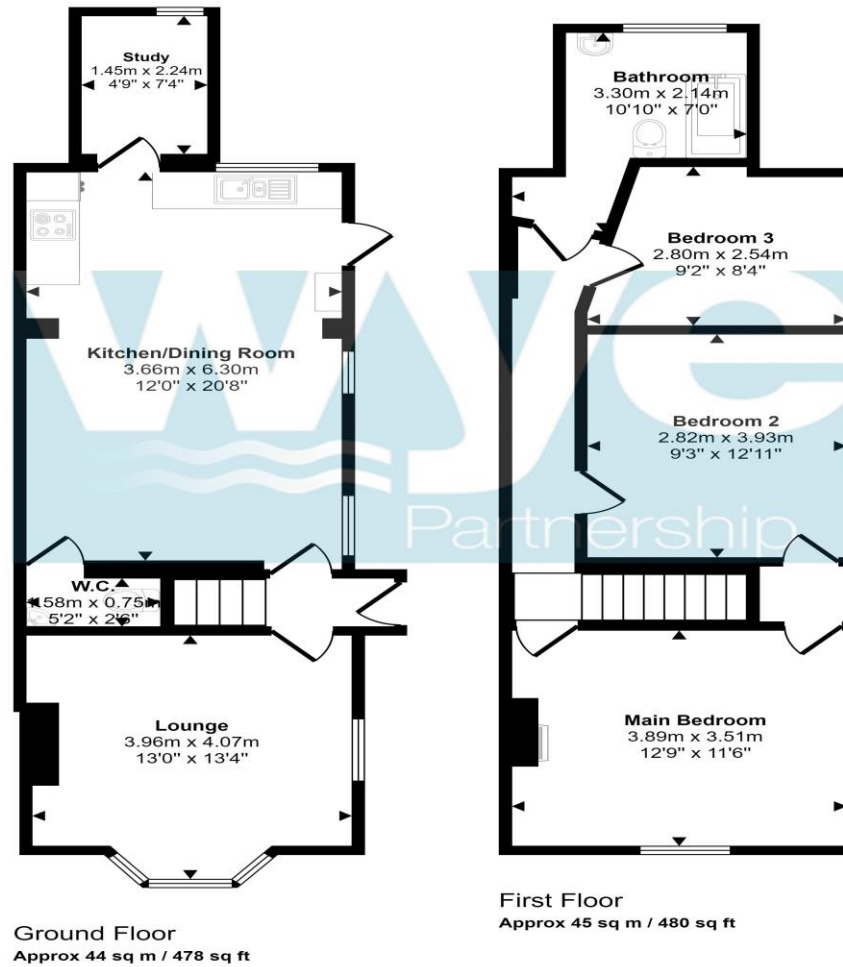
### MORTGAGE

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.*



Approx Gross Internal Area  
89 sq m / 958 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership