



Totteridge Road, High Wycombe, Buckinghamshire, HP13 7LF

Semi detached family home with large garden and ample parking in popular and convenient location

| Semi Detached Family Home In Convenient Location | Accessible To Town And Station | Good Views To The Rear | Reception Hall | Lounge/Dining Room | Kitchen | Landing | Three Bedrooms | Bathroom | Gas Central Heating | Double Glazing | Large Gardens To The Rear | Ample Off Street Parking To Front, Rear And Side | No Onward Chain |

Occupying a generous plot and being situated in a convenient location for the town and station, a three bedroom semi detached family home that has far reaching views to the rear. The property has a reception hall, through lounge/dining room and kitchen on the ground floor and three bedrooms and bathroom on the first floor. There are large gardens to the rear and ample parking for a number of vehicles to the front side and rear of the property. The electrics have been updated by the current owner and the property also benefits from double glazing and gas central heating. No onward chain.

Price... £385,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	62
(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

The property is situated just under 1 mile from the train station and town centre with a huge array of facilities from shopping, retail, hospitality and entertainment. Bus stops with a regular service into the town are close by and there are a number of small shops which provide for day to day needs in the immediate vicinity.

DIRECTIONS

From our office in Crendon Street, ascend the hill into Amersham Hill and above the station turn right into Totteridge Road. Proceed for some distance, passing through the traffic lights at the crossroads with Bowerdean Road. Ascend the hill and shortly after passing Healey Avenue on the right-hand side, the property will be found on the right.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

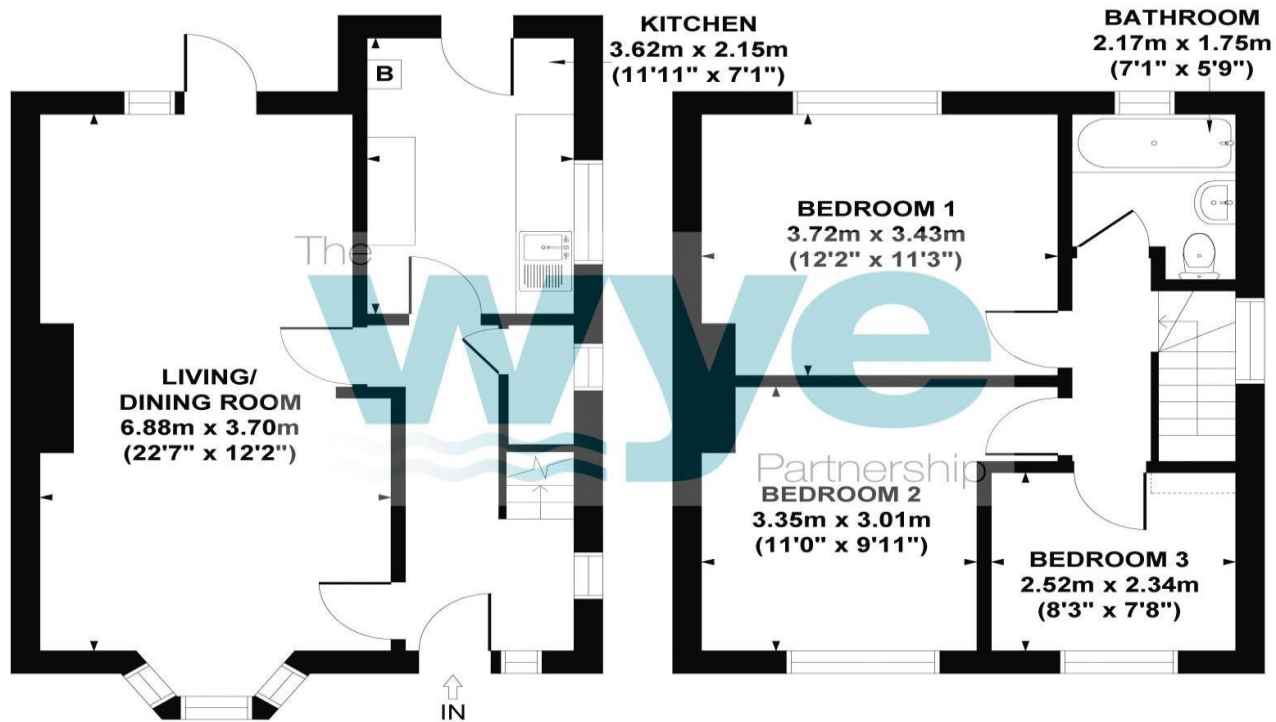
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MORTGAGE

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.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 42 SQ M / 452 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 39 SQ M / 421 SQ FT

TOTTERIDGE ROAD, HIGH WYCOMBE, HP13 7LF
APPROX. GROSS INTERNAL FLOOR AREA 81 SQ M / 873 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
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The **wye** Partnership