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ESTATE AGENTS

280 Totteridge Road, High Wycombe, Buckinghamshire, HP13 7LN



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Asking price £485,000

Nestled in a sought-after location, this well-presented semi-detached home offers three spacious double bedrooms, ideal for a growing family or those seeking more space. Positioned advantageously for easy access to the train station and well-regarded grammar schools, this property is in an ideal location for families or commuters. Adding to its appeal, this fine home comes without the burden of an onward chain.

Description

Upon stepping through the front entrance, you're greeted by a welcoming porch, perfect for storing coats and shoes. The central hallway leads you to discover a separate sitting room to the left. Continuing through, you'll find convenient access to a downstairs w/c, a generously sized reception room, and a well-appointed kitchen, complete with a bonus utility area.

Ascending to the first floor, three generously proportioned double bedrooms await, alongside a contemporary family bathroom.

Outside, the property's charm extends to its mature front and rear gardens, offering serene outdoor spaces to enjoy. A driveway provides parking for up to four cars, adding practicality to the property. The rear garden is thoughtfully divided into two sections: a shingled courtyard leading to a triple garage/workshop, and a lush lawn area adorned with mature fruit trees, offering ample opportunity for relaxation and outdoor activities.

Situation

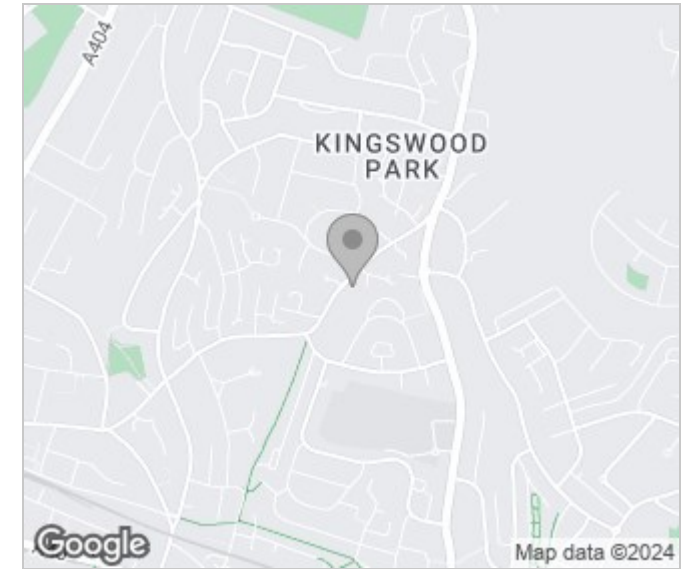
The property is positioned at the top of Totteridge Road and conveniently located just a short walk to the mainline train station, via the Chiltern Railway Service, you'll be at London Marylebone Station in just 27 minutes or Oxford in 38 minutes. South Buckinghamshire is renowned for excellent state and independent schools, and High Wycombe has some of the best. Some of these include Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe and John Hampden - most are walkable from this property.



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	