



FORD & PARTNERS

ESTATE AGENTS



17B Totteridge Lane, High Wycombe, HP13 7QD


A well presented four bedroom semi-detached home situated in a popular residential location on Totteridge Lane. The property is being sold with the added benefit of no onward chain.

The accommodation comprises of four bedrooms, one bathroom, two reception rooms, a separate kitchen and downstairs w.c. Further features include a garage, driveway parking, front & rear gardens, UPVC double glazing and gas central heating.

Conveniently located, the property resides in close proximity to esteemed independent, state, and grammar schools. Within walking distance, you'll find The Royal Grammar School for Boys, Godstowe, Wycombe Abbey, Wycombe High Grammar for Girls, and John Hampden Grammar School for Boys.

- **Four Bedroom Semi-Detached Home**
- **Close to Totteridge Common**
- **Loft Conversion**
- **Driveway Parking**
- **Detached Garage**
- **Front and Rear Gardens**
- **No Onward Chain**
- **Close Proximity to Grammar/State Schools**
- **Close to Mainline Train Station**
- **Ideal Location**

£475,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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