



# 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.

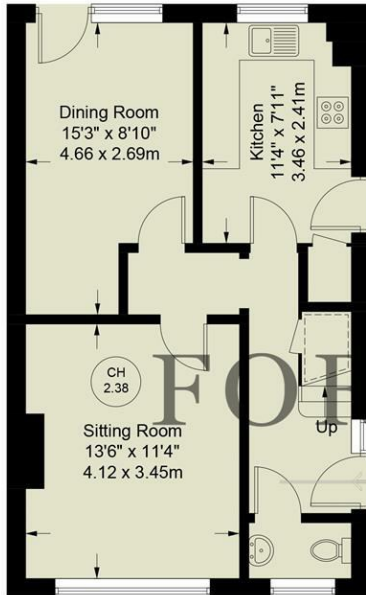
- **Four Bedroom Semi-Detached Home**
- **Close to Totteridge Common**
- **Loft Conversion**
- **Driveway Parking**
- **Detached Garage**
- **Front and Rear Gardens**
- **No Onward Chain**
- **Close Proximity to Grammar/State Schools**
- **Close to Mainline Train Station**
- **Ideal Location**

**£475,000**

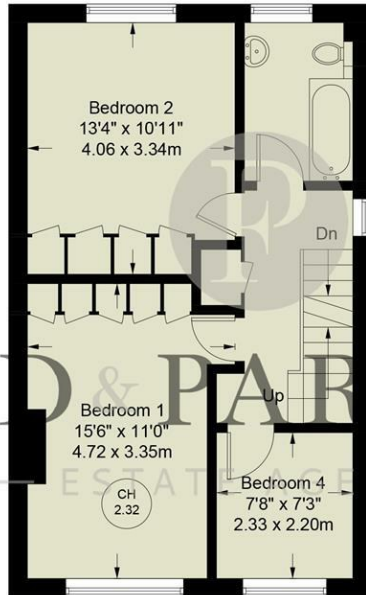


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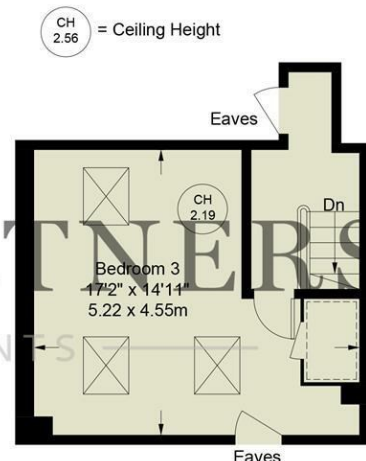
Approximate Gross Internal Area  
Ground Floor = 510 sq ft / 47.4 sq m  
First Floor = 506 sq ft / 47.0 sq m  
Second Floor = 269 sq ft / 25.0 sq m  
Garage = 131 sq ft / 12.2 sq m  
Total = 1416 sq ft / 131.6 sq m



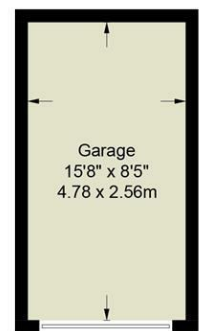
Ground Floor



First Floor



Second Floor



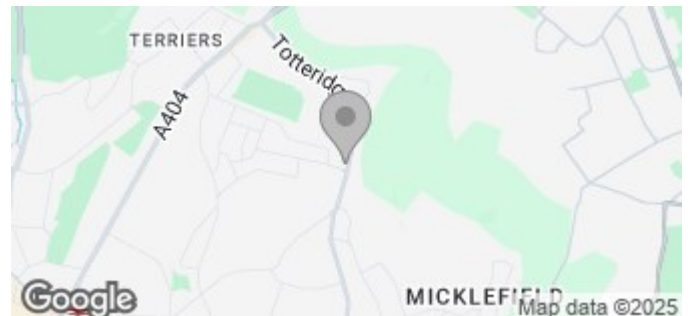
(Not Shown In Actual Location / Orientation)

Floor Plan produced for Ford & Partners by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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