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101 Totteridge Road High Wycombe HP13 6EY



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£475,000

Introducing The Laurels - a charming bay-fronted, three-double-bedroom semi-detached home perfectly positioned just a stone's throw from the Mainline Train Station, Town Centre, and Rye Park.

Description

The property welcomes you via an attractive porch featuring mosaic tiles underfoot and a pendant light overhead. Step inside to a central hallway that leads to the elegant bay-fronted sitting room - a beautifully proportioned space with high ceilings, dado rails, and an original fireplace framed by built-in shelving on either side.

To the rear, the home opens into a bright and spacious open-plan dining and kitchen area. This inviting space offers a window seat, a striking gas burner, and bespoke cabinetry. The kitchen is thoughtfully designed with a Belfast sink, shaker-style units, solid oak worktops, and space for a freestanding oven, hob, dishwasher, and washing machine. Completing the ground floor is a stylish family bathroom, featuring a roll-top bath with Burlington-style fittings.

Upstairs, you'll find three generous double bedrooms, each with fitted wardrobes, along with a convenient cloakroom equipped with a toilet and basin.

Outside, The Laurels boasts beautifully landscaped front and rear gardens. The rear garden is mainly laid to lawn with mature flower beds and multiple decked and paved seating areas - perfect for entertaining family and friends. To the rear, there is the added benefit of rare off-street parking for at least two vehicles.



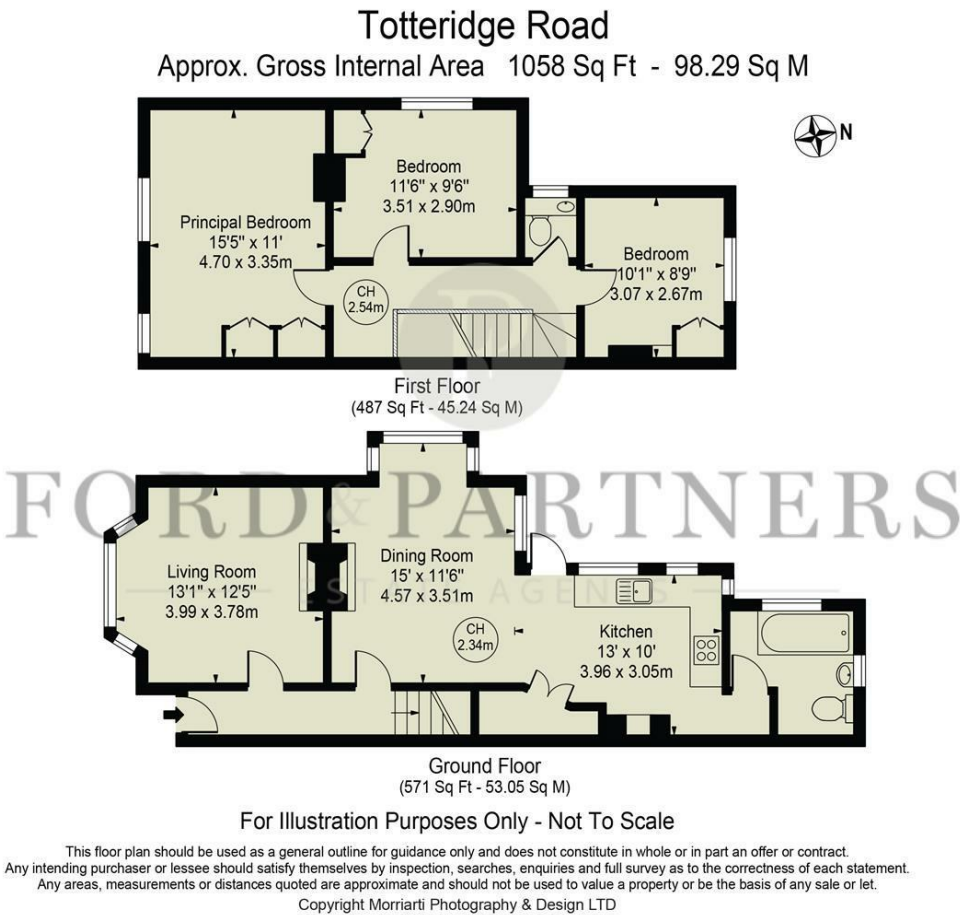
Situation

Located on the desirable Totteridge Road, this property benefits from a prime position that combines the convenience of town-centre living with the tranquility of a residential neighbourhood. The Mainline Train Station is just a short distance away, offering fast and easy connections to London and surrounding areas, while High Wycombe town centre is within walking distance, providing an excellent selection of shops, restaurants, and local amenities.

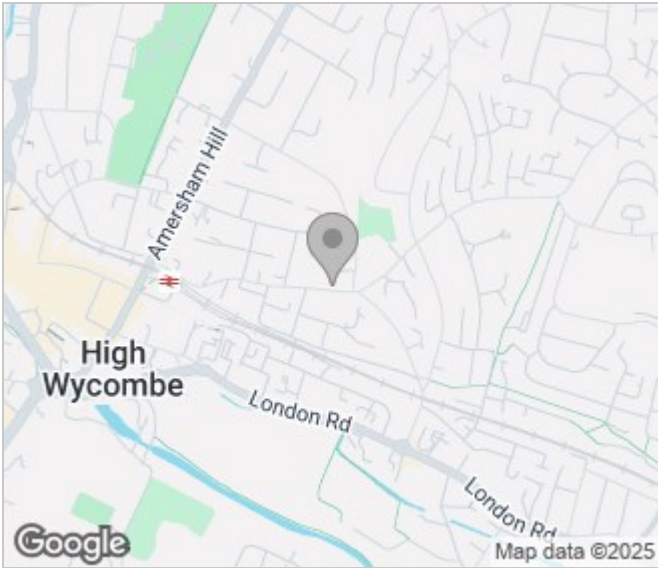
Families will appreciate the proximity to well-regarded local schools and the abundance of green spaces nearby, including Rye Park and the surrounding countryside, ideal for outdoor activities and weekend walks. The area is known for its mix of charming period homes and modern residences, creating a friendly and welcoming community atmosphere.



Floor Plans



Area Map



Energy Performance Graph

