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Ferndale Cottage 35 Totteridge Lane, High Wycombe, Buckinghamshire, HP13 7QD



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Offers over £500,000

Nestled within a tranquil crescent mere moments away from Totteridge Common, this delightful four-bedroom semi-detached cottage exudes charm and character. Fresh to the market after more than two decades, it presents an exciting opportunity for a new homeowner.

Description

Approaching the residence, you're greeted by a gated shingle driveway leading to both the garage and the front entrance. Stepping inside, the central hallway beckons, with stairs ascending gracefully ahead. From here, the sitting room unfolds, boasting a bay window and a welcoming open fireplace. Adjacent lies a generously proportioned cloakroom, WC, and dining room. The dining area has been thoughtfully extended at the rear, boasting a vaulted ceiling adorned with Velux windows and exposed brickwork. Accessible from this space, the cottage-style kitchen seamlessly connects to the utility room, garage, and garden.

Ascending to the first floor, discover four well-appointed bedrooms and a family bathroom. The primary bedroom treats occupants to serene vistas of Totteridge Common.

Outside, the property is embraced by mature front and rear gardens. The rear garden, facing southwest, has been meticulously landscaped, featuring an expansive decked area ideal for gatherings, flourishing flower beds, and a wild garden area.

Additional amenities include gas central heating, double glazing, driveway parking, and loft storage.

Situation

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.

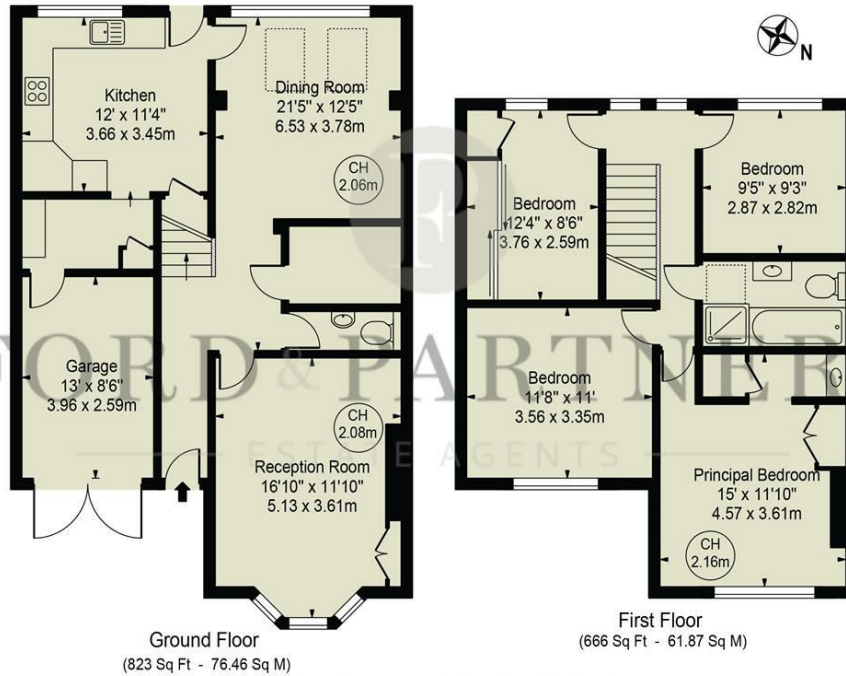


Floor Plans

Totteridge Lane

Approx. Total Internal Area 1489 Sq Ft - 138.33 Sq M
(Including Garage)

Approx. Gross Internal Area Of Garage 110 Sq Ft - 10.26 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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	