



24 Totteridge Lane, High Wycombe, Buckinghamshire, HP13 7QE £695,000

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Situated in an extremely popular area to the North side of the town is this four bedroom detached family home that sits on a generous and level plot and gives the new owner a real Countryside feel, whilst also retaining a central location to the town. This spacious and well proportioned home would also appear to lend itself to significant expansion subject to obtaining the relevant planning permission and is within close proximity to the town centre and mainline railway which offers a direct service to London Marylebone. The accommodation includes; entrance hallway, guest cloakroom, huge sitting/dining room with doors to rear garden, study, fitted kitchen/breakfast room, four bedrooms, family bathroom and a spacious loft room. The property also benefits from; gas central heating, double glazing, large double length garage with spacious driveway with parking for multiple vehicles, secluded and level rear garden with patio area that backs onto woodland and offers miles of Countryside walks on your doorstep. This truly is a superb family home that does require some modernisation but we anticipate this property to be in high demand and an early viewing is recommended to avoid disappointment.

LARGE FOUR BEDROOM DETACHED PROPERTY
DOUBLE LENGTH GARAGE WITH SPACIOUS
DRIVEWAY

HUGE LOFT ROOM
GUEST CLOAKROOM

POTENTIAL FOR EXPANSION (STPP)

SOUGHT-AFTER LOCATION BACKING WOODLAND

LARGE LEVEL PLOT

GOOD ACCESS TO TOWN AND TRAIN STATION
COMPLETE CHAIN IN PLACE ABOVE
IDEAL FAMILY HOME























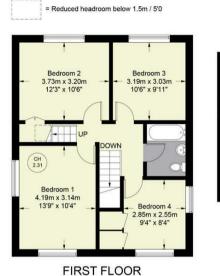


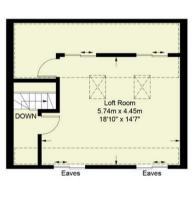
Totteridge Lane

Approximate Gross Internal Area Ground Floor = 630 sq ft / 58.5 sq m First Floor = 626 sq ft / 58.2 sq m Second Floor = 432 sq ft / 40.1 sq m Garage = 222 sq ft / 20.6 sq m Total = 1910 sq ft / 177.4 sq m









OR SECOND FLOOR

Floor Plan produced for Hursts 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.



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