





# Cornerways, 84 Totteridge Lane, High Wycombe, Bucks, HP13 7PZ

Located to the North of High Wycombe, is this extended, four bedroom, detached family home that sits on a generous and relatively level plot that would appear to lend itself to further expansion to the side, or at least the possibility of a garage conversion (subject to obtaining the relevant planning permission) This spacious and well proportioned home has been well cared for over the years by its current owners who have lived here since new, but does require a slight degree of redecoration and modernisation throughout. This ideal family home offers a fantastic layout and superb feel to the house, as well as being perfectly situated for those looking to commute, with its close proximity to the town centre and mainline railway which offers a direct service to London Marylebone, there is also a bus route within a few hundred yards and the renowned RGS is also walking distance of the property. The accommodation includes; entrance porch, hallway, huge sitting/ dining room with a bay window to the front aspect, family room with sliding doors opening onto a courtyard/patio area, fitted kitchen, inner lobby and utility room with doors to garage and rear garden. To the first floor there old part of the house consists of two double bedrooms and a single room with family bathroom, with the extension providing an annexe style set up with a bedroom/studio room with kitchenette and shower room. This could easily be changed into a principle bedroom with dressing room and en-suite. The property also benefits from; gas central heating, double glazing, large double length garage with workshop area to the rear, spacious driveway with parking for multiple vehicles, enclosed rear garden with various flower and shrub borders, patio area and greenhouse. This truly is a superb family home that we anticipate will be in high demand and an early viewing is recommended to avoid disappointment. There is a complete chain above.



**FOUR BEDROOM DETACHED FAMILY HOME**  
**ONLY ONE OWNER SINCE NEW**  
**HUGE SCOPE FOR FURTHER EXPANSION STPP**  
**COMPLETED CHAIN ABOVE**  
**LARGE GARAGE WITH SPACIOUS WORKSHOP**  
**CLOSE TO WOODS - IDEAL FOR DOG OWNERS**  
**DOUBLE ASPECT IN ALL BEDROOMS**  
**ANNEXE STYLE LAYOUT ON FIRST FLOOR**  
**EARLY VIEWING ADVISED**  
**WIDE PLOT WITH GOOD ACCESS TO THE TOWN**



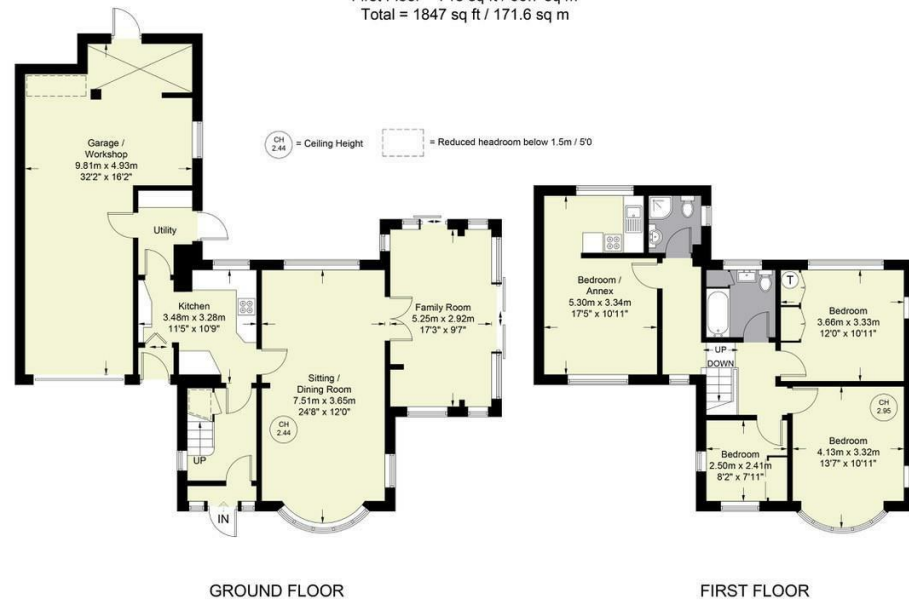








**Totteridge Lane**  
 Approximate Gross Internal Area  
 Ground Floor = 1129 sq ft / 104.9 sq m  
 (Including Garage)  
 First Floor = 718 sq ft / 66.7 sq m  
 Total = 1847 sq ft / 171.6 sq m



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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