



Connells

White Cottage Totteridge Lane
High Wycombe



Property Description

A rare opportunity to purchase this detached house with substantial grounds, offered to the market with no onward chain. Extended with features including exposed beams and fireplaces. The property is in need of updating.

The versatile accommodation is currently laid out as follows; upon entering the property you will find yourself in the main entrance hall, with stairs rising to the first floor. To your left you will enter the reception room with chimney breast and fire surround, leading into the second lounge with exposed ceiling beams. Leading through to the kitchen with its wall and base level units and space for white goods. Beyond the kitchen is another small hall way which has doors to a storage room and the downstairs WC; and access to the rear of the property.

Back to the main entrance hall, to your right is a door that leads you to what is currently bedroom one, with a large bay window, exposed ceiling beams, built in storage and a chimney breast and fireplace. There is another room leading directly off this room, which is currently being used as a fifth bedroom.

To the first floor you will find bedroom two, a good sized double room with fitted storage and bay window. Bedroom three is another double bedroom and receives plenty of natural light from the four windows. Bedroom four is a smaller but still a good sized room with fitted wardrobe. The family bathroom is fully tiled, with a bath, WC and wash hand basin.

Externally

The cottage sits on a substantial plot of land, with a very large garden with mature trees and shrubs. Driveway parking and garage.

Location

Ideally located close to Totteridge Common and Kingswood, whilst still benefitting from being within walking distance of amenities and a bus route to the town centre.

The Royal Grammar School is within walking distance and the local area has a number of primary and secondary schools.

Ground Floor

Entrance Hall

Reception

10' 10" max x 12' max (3.30m max x 3.66m max)

Lounge

9' 6" x 8' (2.90m x 2.44m)

Kitchen

9' 6" x 8' (2.90m x 2.44m)

Bedroom One

13' 8" max x 14' 1" max (4.17m max x 4.29m max)

Bedroom Five

7' 9" max x 7' 9" max (2.36m max x 2.36m max)

WC

7' 9" max x 3' max (2.36m max x 0.91m max)

Store

4' 3" max x 4' 4" max (1.30m max x 1.32m max)

First Floor

Landing

Bedroom Two

9' 8" max x 14' max (2.95m max x 4.27m max)

Bedroom Three

10' 1" max x 19' 6" max (3.07m max x 5.94m max)

Bedroom Four

8' 2" max x 8' 5" max (2.49m max x 2.57m max)

Bathroom

6' 10" max x 5' 5" max (2.08m max x 1.65m max)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: F

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Tenure: Freehold



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