



Keegan White
ESTATE AGENTS

58 Totteridge Drive | £535,000



Features

- Large Semi-Detached House
- EPC Rating B (85)
- No Onward Chain
- Connected Garden Room
- Studio Potential
- Beautiful Interior

Remote sliding security gates give access to the front drive that has room for a number of vehicles. The front door open into the entrance porch that provides room for coats and boots to be stored. A secondary door leads into the living area that features a beautiful floating staircase that rises to the first floor. The ground floor has predominantly polished hardwood floors with the seating area situated to the front. Situated centrally is a doorway that leads into a utility room, shower room and bedroom. If needed, this area could quite easily be closed off to create a self-contained studio apartment. To the rear of the ground floor is a contemporary fitted kitchen and dining area. The kitchen has all the appliances and storage units

above and below the quartz worktop, with a central hob and overhead extractor fan. Sliding doors lead out to a gazebo that offers a great space for outdoor entertaining, dining and relaxing. The first floor has two double bedrooms, one with fitted wardrobe, and a single bedroom that also has a built in wardrobe. The modern bathroom comprises of a shower cubicle, hand basin and towel rail with window to the rear, and adjacent to this is the separate WC. Externally, there is side access to the back garden that has a lawn and a large garden room that has had much of the hard work done with its construction and has been connected to the power and drains of the house.



Totteridge Drive is located to the north of High Wycombe's town centre and is within a moments walk of a small shopping parade. The Royal Grammar School and High Crest Academy are both within walking distance, as is Totteridge Common which would be ideal for dog walkers. There is public transport in close proximity with bus connections to the town centre, railway station, and Amersham for those that need to use London Underground. Within the town centre, there is a wide array of retail, leisure, hospitality and entertainment

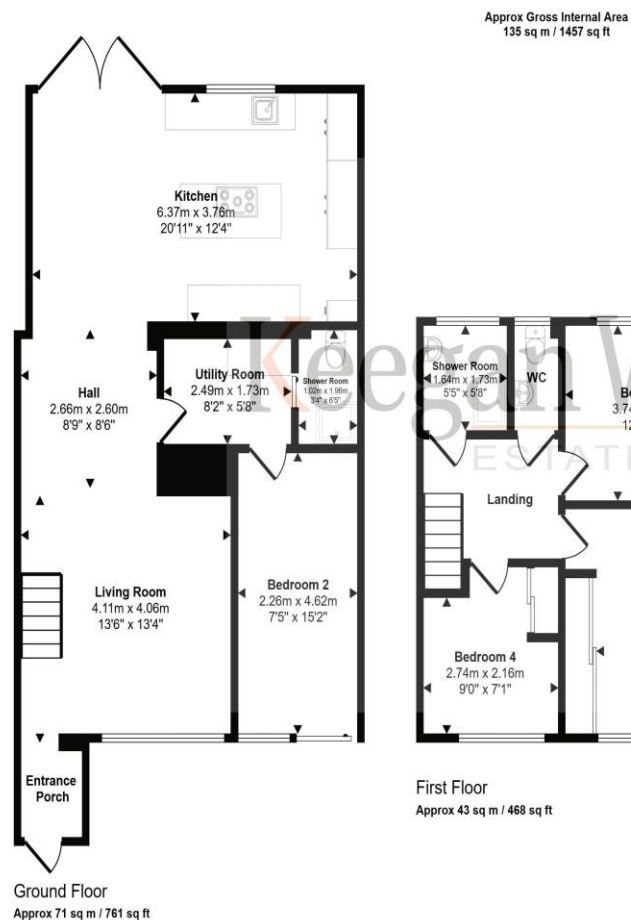
venues, and the Chiltern mainline railway station that connects to London Marylebone in under half an hour on the fast trains. For roads commuters, the town has access to both Junctions 3 & 4 of the M40 motorway, with the M25 and London Heathrow Airport beyond. A

Additional Information:

Council Tax: Band D

Energy Performance Rating: EPC B (85)





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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