



43 Totteridge Lane, High Wycombe, Buckinghamshire, HP13 7QD - £424,950



*A well presented three bedroom end of terrace house overlooking Totteridge Common to the North of the town centre*

Traditional Three Bedroom End Terrace House | Popular Location Overlooking Totteridge Common | Gas Central Heating To Radiators | Double Glazed Windows | Fitted Kitchen And Bathroom | Lounge And Open Plan Dining Room | Conservatory | Three First Floor Bedrooms | Large Level Rear Garden | Two Garages | Large Driveway Providing Parking For Numerous Cars | No Upper Chain | We Hold Keys For Early Viewing |

A well presented three bedroom end of terrace house overlooking Totteridge Common to the North of the town centre. The property is heated via gas central heating to radiators, has double glazed windows, a fitted kitchen, open plan lounge/dining room with conservatory to rear, on the first floor are three bedrooms and modern bathroom, externally the rear garden is of good length and level with a dog leg at the rear providing pedestrian access to a second garage accessed via a service road. At the front is a good size driveway with integral under house garage. Sold with no upper chain we advise on early viewings.

**Price... £424,950**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	64	86
A		
(81-91)		
B		
(69-80)		
C		
(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		
WWW.EPC4U.COM		





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## LOCATION

Situated approximately 1.5 miles north east of High Wycombe town centre within walking distance of local schools and shops. A regular bus service to town centre is very close by which also provides easy access to Mainline railway link to with 30 minute trains to London Marylebone as well s direct links to Oxford and Birmingham. The town offers extensive shopping, restaurants and leisure facilities. Totteridge Common is close by with woodland walk to Penn.

## DIRECTIONS

From our office in Crendon Street, ascend the hill, continuing into Amersham Hill, which then becomes Amersham Road. Continue along Amersham Road passing through two sets of traffic lights and on reaching the twin mini roundabouts, turn right at the second into Totteridge Lane. Proceed for some distance and the property will be found on the right, just after Wynbury Drive, clearly indicated by a Wye Residential for sale sign.

## ADDITIONAL INFORMATION

### Council Tax

Band D

### EPC Rating

D

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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*Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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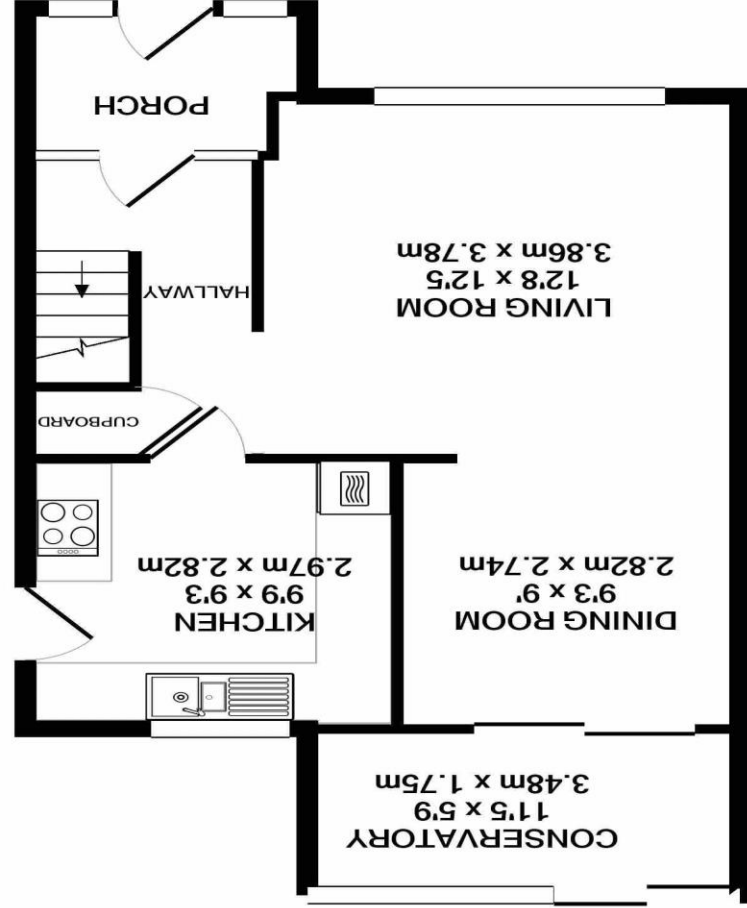




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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GROUND FLOOR



1ST FLOOR

