

A photograph of a two-story brick house with a tiled roof, partially covered in ivy and surrounded by lush greenery. The house has a white door and windows with light blue curtains. A balcony with a white metal railing is visible on the upper floor. The roof shows signs of wear and moss. The house is situated on Toweridge Lane, High Wycombe, Buckinghamshire, HP12 4DH.

Toweridge Lane, High Wycombe, Buckinghamshire, HP12 4DH

*Bordering National Trust land, a fantastic opportunity to acquire a detached family home in a sought-after location.*

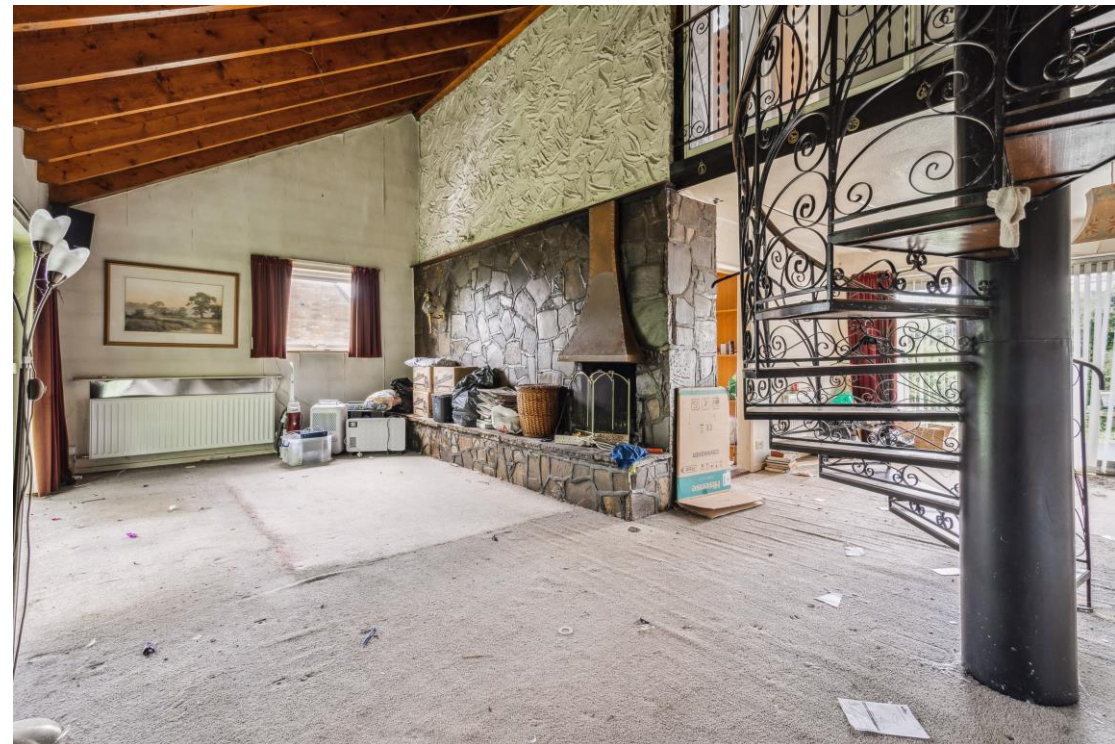
| Substantial Detached Family Home Requiring Complete Modernisation | Stones Throw Of National Trust Land | 25'4 x 24'11 Living/Dining Room | Sitting Room | Good Size Kitchen | Four Double Bedrooms | Two Bathrooms | All Main Services Available | Basement Rooms | Off Road Parking + Dilapidated Double Garage | Vacant Possession |

A unique opportunity to acquire a spacious detached family home that requires complete modernisation and remodelling in a sought-after location. The property offers four double bedrooms and two bathrooms and has a 25'4 x 24'11 living room with a vaulted ceiling. There is a further reception room as well as large basement rooms that although currently can only be accessed externally offer potential to be utilised. All main services are connected, although due to the significant work required, mortgaging is likely to be limited. To the outside the garden also requires cultivation with a driveway providing off road parking and has a dilapidated double garage.

**Price... £550,000**

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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## LOCATION

Situated just under 2.5 miles to the west of High Wycombe, town centre close to local amenities and handy for public transport. Adjoining National Trust woodland yet junction 4 of the M40 motorway is only a 5-10 minute drive away as is the historic village of West Wycombe.

## DIRECTIONS

In an approach from High Wycombe centre, leave on the A40 West Wycombe Road towards Oxford. After passing through the second set of major traffic lights, turn first left in to Chapel Lane. Toweridge Lane is the first turning on the right and Whiteleaf can be found on the left just before the turning for Pinewood Road.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

E

### MORTGAGE

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

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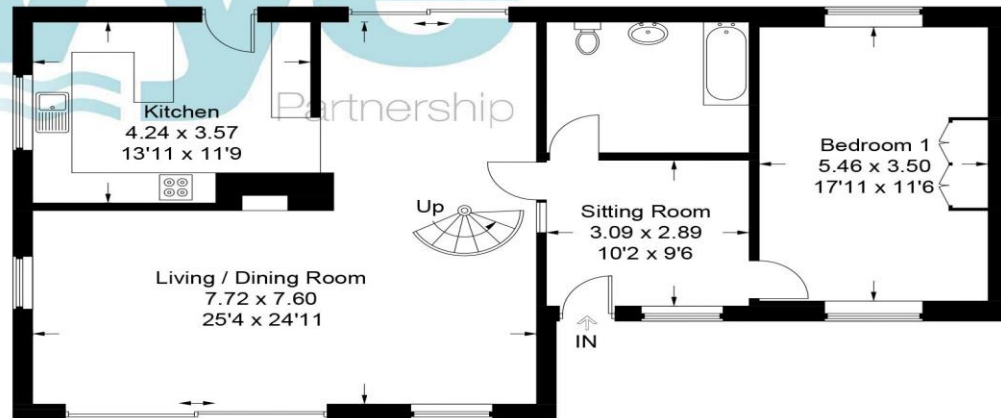
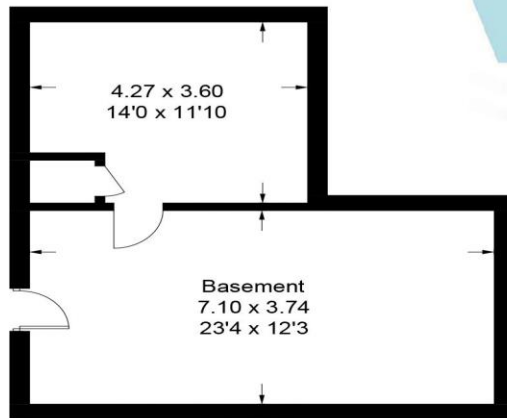
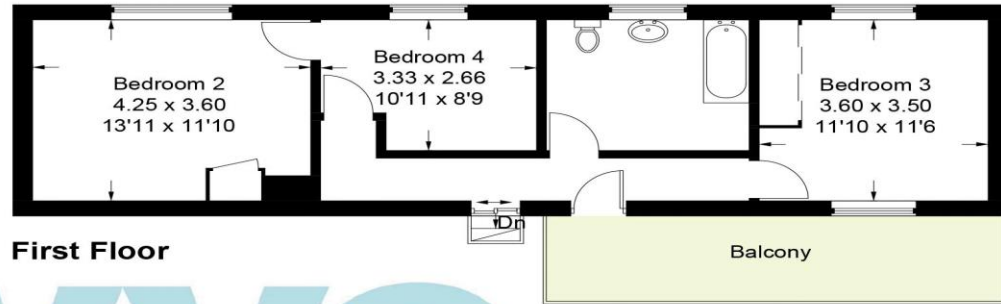
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# Whiteleaf

Approximate Gross Internal Area  
Lower Ground Floor = 43.4 sq m / 467 sq ft  
Ground Floor = 98.0 sq m / 1,055 sq ft  
First Floor = 52.8 sq m / 568 sq ft  
Total = 194.2 sq m / 2,090 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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The **wye** Partnership