



Fremantle Road, High Wycombe, Buckinghamshire, HP13 7PQ


*A well-presented and good size family home with beautifully kept gardens within this popular location close to popular schooling.*

| Extended Detached Family Home | Flexible Accommodation | Entrance Porch | Entrance Hall | Cloakroom | Living Room | Dining Room | Study | Kitchen/Breakfast Room | Conservatory | Landing | Four Bedrooms | Bathroom | En-Suite Shower Room | Gas Central Heating | Double Glazing | Garage + Driveway Parking | Good Size Beautifully Kept Gardens | Close To Popular Schools For All Ages | Nearby Countryside Walks |

An extended detached family home offering flexible accommodation that has been carefully maintained by the current owners, complimented by a delightful rear garden. Situated within a stones throw of 'Totteridge Common' with walks to Penn and within walking distance of desirable schooling to include the 'Royal Grammar School' for boys. With accommodation comprising to the ground floor; porch, entrance hall, cloakroom, a large living room, separate dining room, study, kitchen/breakfast room, garden room with double doors to the rear garden, bedroom four with en-suite shower room. There are three double bedrooms to the first floor and a family bathroom. Outside to the front there is driveway parking and a larger than average garage. The rear garden is a delight with ample social spaces, a good size level lawn with established borders with garden shed and workshop.

**Price... £750,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	76	
(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		



## LOCATION

Situated approximately 1.2 miles north east of High Wycombe & town centre within walking distance of local schools and shops. The renowned Royal Grammar School for boys is within a short distance. 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 as direct links to Oxford and Birmingham. The town offers extensive shopping, restaurants and leisure facilities. Totteridge Common is close by with woodland walks to Penn.

## DIRECTIONS

From our office in Crendon Street, ascend the hill, continuing into Amersham Hill which then becomes Amersham Road. Pass through two sets of traffic lights and on reaching the second mini roundabout, turn right into Totteridge Lane. Once in Totteridge Lane take the third turning on the right into Fremantle Road and number 7 can be found on the right-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

C

### MORTGAGE

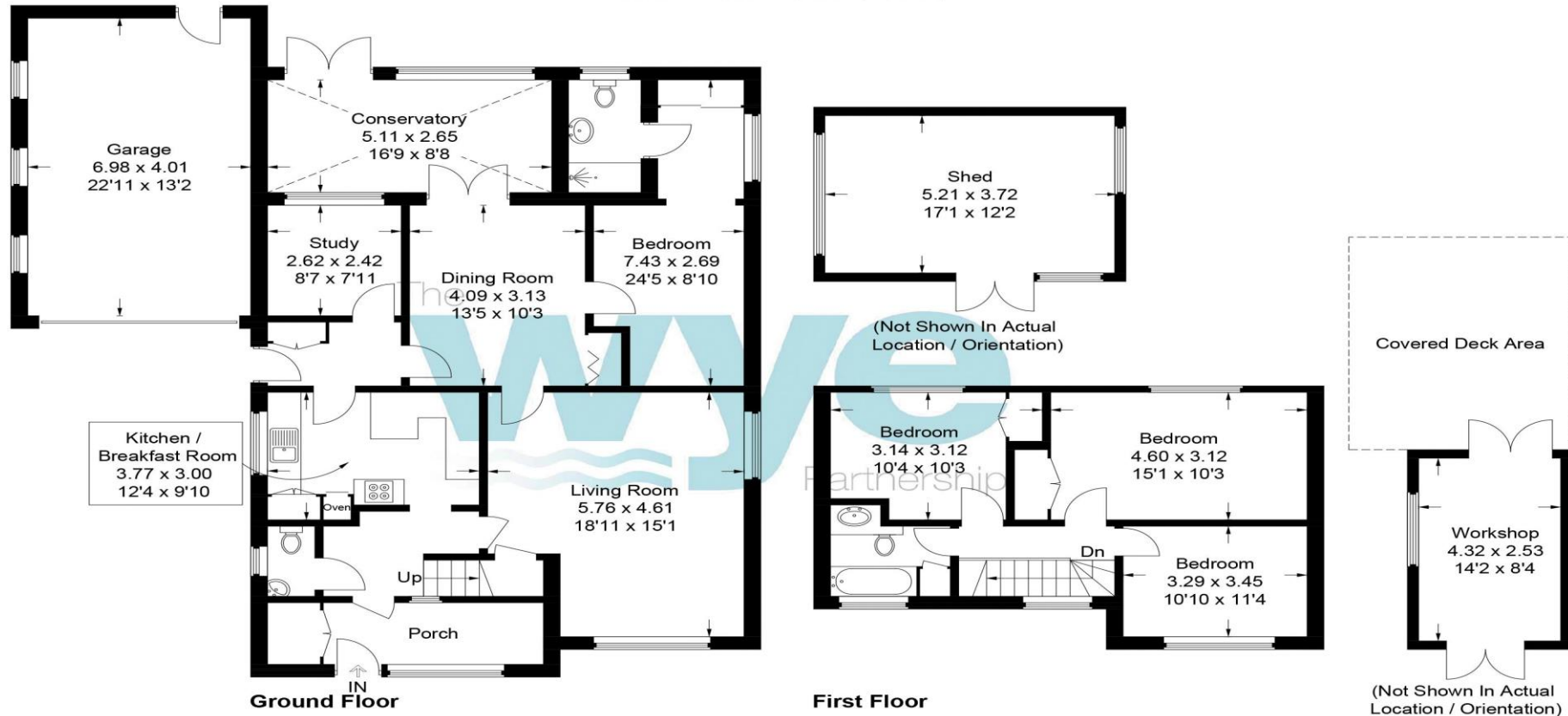
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*



## 7 Fremantle Road

Approximate Gross Internal Area  
 Ground Floor = 115.7 sq m / 1245 sq ft  
 First Floor = 44.2 sq m / 476 sq ft  
 Garage = 28.1 sq m / 302 sq ft  
 Outbuildings = 30.2 sq m / 325 sq ft  
 Total = 218.2 sq m / 2,348 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