

265 Totteridge Road, High Wycombe, Buckinghamshire, HP13 7LJ - £550,000

We are delighted to offer for sale this extended and refurbished four-bedroom detached chalet bungalow situated in a popular area a short walk from Totteridge Common.

Much Improved Refurbished Chalet Bungalow In Popular Location | Large Spacious Entrance Hall | Lounge With Wood Burning Fire | Modern Refitted Kitchen/Breakfast Room With Built-In Appliances | Separate Utility Room | Two Ground Floor Bedrooms | Family Bathroom | Two Large First Floor Bedrooms With French Doors And Juliet Balcony With Far Reaching Views To Rear To Master | Two First Floor En-Suite Walk In Shower Rooms | Gas Central heating To Radiators | Double Glazed Windows And Doors | Attractive Enclosed Rear Garden | Garage | Additional Driveway Parking | Popular Location A Short Walk To Totteridge Common And Local Shops/Highly Rated Schooling |

We are delighted to offer for sale this extended and refurbished four-bedroom detached chalet bungalow situated in a popular area a short walk from Totteridge Common. Having been much improved by the current owners, the property is heated via gas central heating to radiators and has double glazed windows. The accommodation has a large spacious entrance hall, good size lounge with feature wood burner, modern refitted kitchen/breakfast room, utility room, four large bedrooms two of which have en-suite shower rooms, three modern refitted bath/shower rooms. Externally there is a garage plus additional gravel driveway parking and a private enclosed rear garden. We highly recommend early viewing of this considerably enlarged family home in an enviable location.

Price... £550,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



LOCATION

Situated in a popular residential location a short walk from Totteridge Common, close to local shops which cater for most day to day needs and conveniently located for local bus route into the town centre. The town of High Wycombe offers a multitude of shopping, leisure and retail facilities aswell as a train station with a mainline rail link to London. There are woods and common land close by for walks. In the catchment area for highly regarded schools.

DIRECTIONS

From our office in Crendon Street, ascend the hill and take the first turning right just after the station, into Totteridge Road. Continue along this road down the hill and through the traffic lights and then ascend the hill on the other side, pass round the left-hand bend and continue for a short distance and just before reaching the green on the right-hand side, the property can be found on the left just before the turning for The Crescent.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

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 on as statements of representation of fact and do not constitute any part of an offer or contract.



