



Keegan White
ESTATE AGENTS

20 Terryfield Road | £475,000



Features

- Detached Chalet Bungalow
- Ensuite Bathroom
- Driveway Parking
- Flexible Family Living
- Landscaped Tiered Rear Garden
- Garage

On entering through the front door, you arrive into a centrally based spacious hallway providing access to all rooms, a storage cupboard and stairs to the first floor. On the right-hand side of the hallway is a living room overlooking the front garden and includes a feature fireplace. To the left of the hallway is a bedroom (currently used as a dining room). Situated at the rear of the property is the family bathroom with white suite, inclusive of a hand basin, toilet and bath with overhead shower, next to a bedroom which has patio doors that lead out to the rear garden.

The kitchen is a good size with integrated appliances and a range of above and below counter units, access to the understairs cupboard and door leading to the garage with up and over door. The master suite is located on the first floor and includes a built-in wardrobe with space for a chest of drawers, dressing table and additional wardrobes, with full access to the eaves on both sides for additional storage. The ensuite bathroom is a white suite and includes hand basin, toilet, and a bath.



Externally there is driveway parking to the front of the property leading to the garage, steps to the front of the property and a well-established garden with lawn, herbaceous planting and shrub borders. The rear garden is tiered into a range of areas, including a level lawned area with pond currently used as a seating area to enjoy the sunshine, an area in the middle with a variety of planting and shrubs leading onto another section with a greenhouse, shed and lawn.

Terryfield Road is within Totteridge to the northeast of the town centre. Within walking distance are local amenities including a small parade of shops. High Wycombe is a market town and offers a wide range of facilities including the Eden shopping centre, Swan Theatre, entertainment complex and plenty of cafes, pubs and restaurants. The mainline railway station has a London Marylebone service taking approximately 24 minutes so is convenient for commuters. Junction 3 access to the M40 is a five-minute drive.

Property Information (to be verified by a solicitor)
EPC Rating: D (57) Council Tax Band: D



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Approximate total area¹¹

1055.62 ft²
98.07 m²

Reduced headroom

6.82 ft²
0.63 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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