

Hurst Estate Agents

232 Totteridge Road, High Wycombe, Buckinghamshire, HP13 7LF

Offers In Excess Of £500,000

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Hurst are delighted to offer a rare opportunity to purchase, this detached three bedroom bungalow, that sits on a deceptively large plot and has the potential to be a substantial family home with endless extension options/alterations subject to obtaining planning permission. This unique property that has already undergone a small transformation is situated at the top of Totteridge Road, providing some wonderful views across the valley from the back of the house and rear garden. It is certainly a property that needs the vision to expand but with the large plot and huge scope, this really is a property that needs an internal viewing to appreciate what you could do here. Situated just a short drive of High Wycombe's train station which offers a direct line service to London Marylebone, makes this an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and in close proximity to the Royal Grammar School. The accommodation includes; entrance hall, large double aspect sitting room with stairs to lower ground floor a modern fitted kitchen/breakfast room, inner lobby with potential for utility space, dining room with door leading to rear garden, three double bedrooms and family bathroom. The loft has been fully boarded and carpeted and would be ready for a potential full conversion. The property also benefits from; gas central heating, UPVC double glazed, block paved driveway parking for several vehicles, large garden which is in excess of 100ft with superb views across the town, huge potential in what is an extremely secluded and South/West facing garden, whilst also being walking distance of the town centre and train station. The property comes with no onward chain and an internal viewing is highly recommended.



THREE BEDROOM DETACHED PROPERTY

LARGE DRIVEWAY PARKING

GAS CENTRAL HEATING

NO ONWARD CHAIN

CLOSE TO THE TOWN CENTRE

HUGE REAR GARDEN IN EXCESS OF 100FT

THREE DOUBLE BEDROOMS

LOUNGE & DINING ROOM

FAR REACHING VIEWS

INTERNAL VIEWING ADVISED





















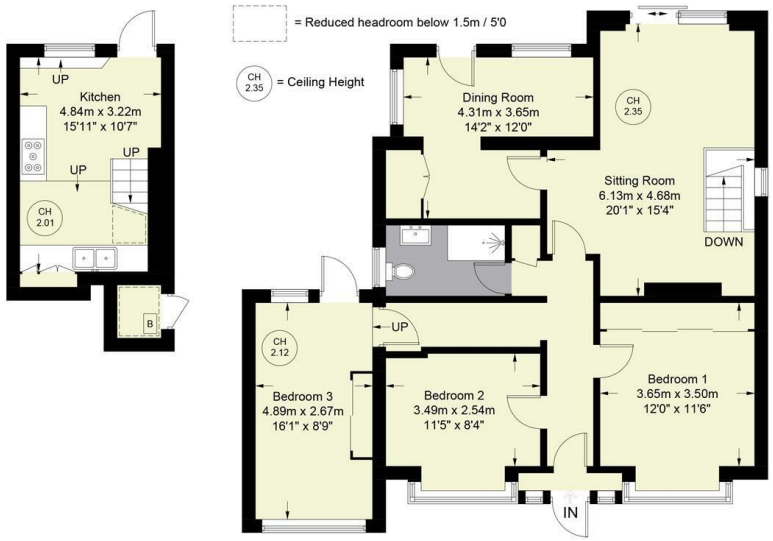






Totteridge Road

Approximate Gross Internal Area
Lower Ground Floor = 165 sq ft / 15.3 sq m
Ground Floor = 1046 sq ft / 97.2 sq m
External Cupboard = 14 sq ft / 1.3 sq m
Total = 1225 sq ft / 113.8 sq m



Floor Plan produced for Hursts by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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 Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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