



**Shaw
& Co**
ESTATE
AGENTS

£275,000
Totteridge Drive
High Wycombe, HP13 6JH

Freehold parcel of land to be sold with full planning permission granted for the construction of a brand-new, four-bedroom detached house extending to approximately 1,270 sq. ft.

The proposed accommodation comprises a spacious ground floor with a welcoming living room, a modern open-plan kitchen/dining area, and a convenient W/C. The first floor will feature four double bedrooms and a contemporary family bathroom, providing well-balanced and versatile living space for a growing family.

The site is ideally situated in a highly sought-after area of High Wycombe, within easy reach of High Wycombe Town Centre, which offers a wide selection of shops, restaurants, and leisure facilities. The location also benefits from excellent transport links, including easy access to the M40 motorway and High Wycombe Train Station, providing fast and convenient connections into London and surrounding areas.

CIL - £22,375 Approx. scl-land

4



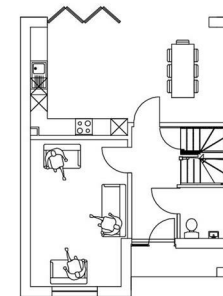
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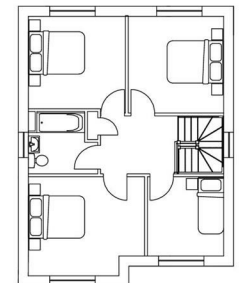
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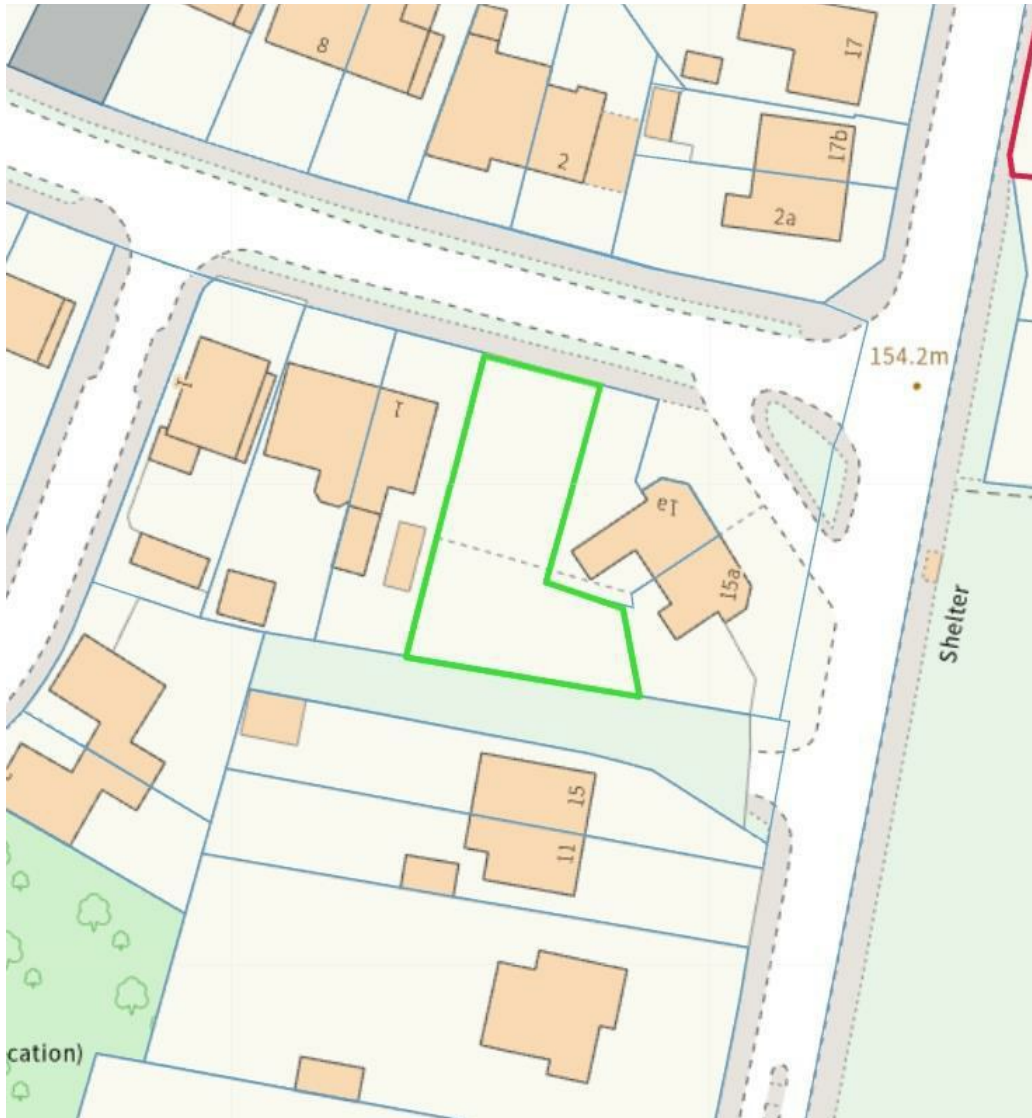


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN





LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

New Build

VIEWINGS

By prior appointment only

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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