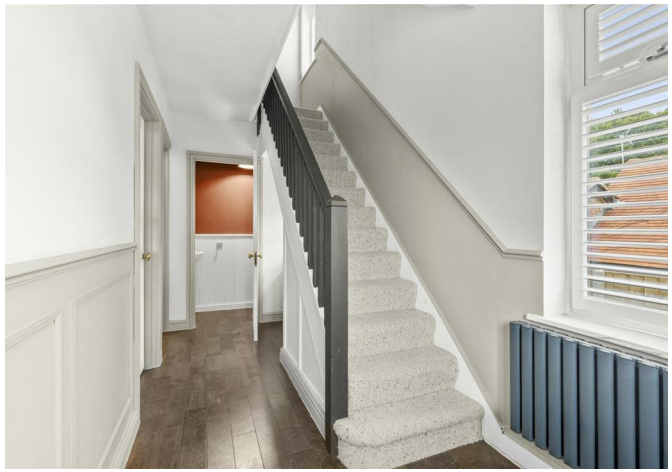

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SALES | LETTINGS | NEW HOMES
Totteridge Lane High Wycombe Buckinghamshire HP13 7PZ









Totteridge Lane High Wycombe HP13 7PZ

Guide price £525,000

Immaculately Extended & Renovated Three-Bedroom Semi-Detached Home

This beautifully presented three-bedroom semi-detached home has been thoughtfully extended and tastefully renovated to create an exceptional living space, blending period charm with modern comforts.

Description

Step through the front door into a welcoming central hallway, where the carpeted staircase leads to the upper floor. Off the hallway, you'll find a cosy living room featuring a working fireplace - perfect for relaxing evenings. A stylish dining area and a convenient downstairs W/C complete the main reception space.

At the heart of the home lies the stunning recently refitted open-plan kitchen, part of the rear extension, featuring an impressive vaulted ceiling that floods the room with natural light. The kitchen is fully equipped with a island, range cooker, Belfast sink and space for an American-style fridge-freezer and dishwasher. A separate utility room offers additional practicality.

Upstairs, the first floor hosts three well-proportioned bedrooms and a newly renovated period-style family bathroom. The bathroom is elegantly finished with a roll-top bath and high-end Burlington sanitaryware. The principal bedroom benefits from a charming bay window and bespoke fitted wardrobes.

Outside, the property boasts a block-paved driveway with side access and a beautifully landscaped rear garden stretching approximately 50 feet. Designed for both relaxation and entertainment, the garden features a paved patio, a lawn area, and a Cotswold stoned path and dining area - ideal for hosting family and friends.

Further premium features include gas central heating powered by a new boiler, internal insulation on all exposed walls, loft boarded with 400mm of insulation, mechanical ventilation with heat recovery, acoustic double-glazed windows, solid wood flooring throughout and water softener.

This is a rare opportunity to acquire a turnkey home that combines character, comfort, and energy efficiency in equal measure.

Situation

Perfectly positioned on the edge of the picturesque Kings Wood, this property enjoys the best of both worlds - peaceful countryside surroundings with the convenience of High Wycombe town centre just moments away.

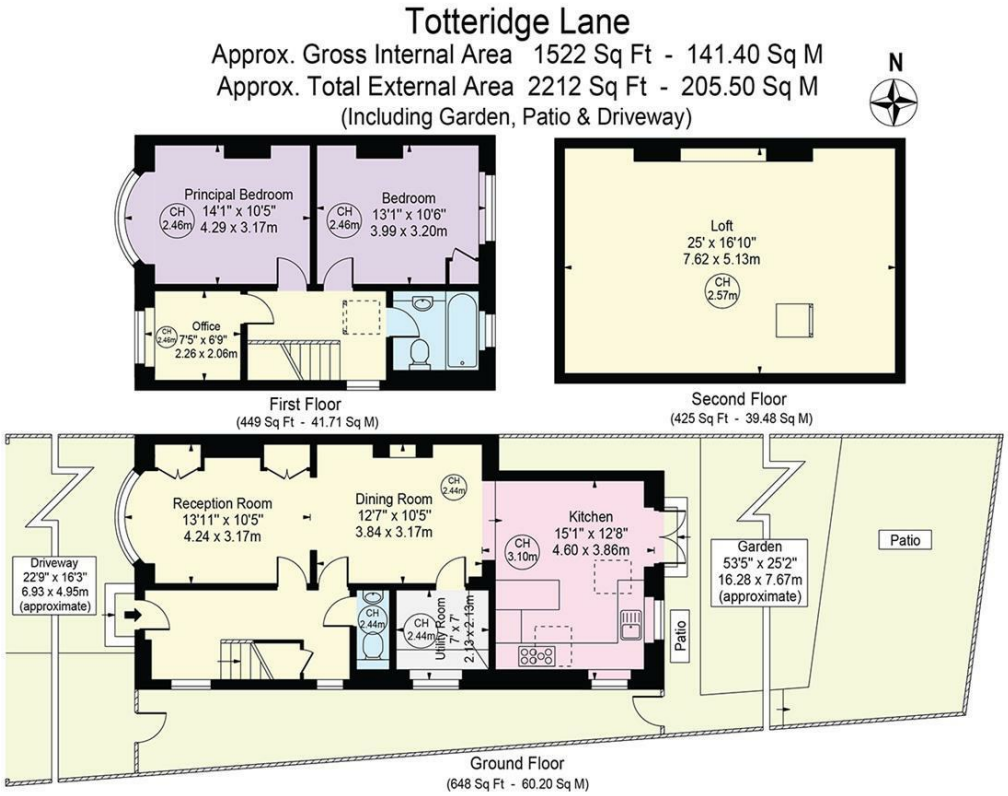
Families will appreciate the exceptional selection of nearby schools, with a range of highly regarded independent, state, and grammar options all within walking distance. These include The Royal Grammar School for Boys, Wycombe High School for Girls, John Hampden Grammar School, Godstowe School, and the prestigious Wycombe Abbey.







Floor Plans



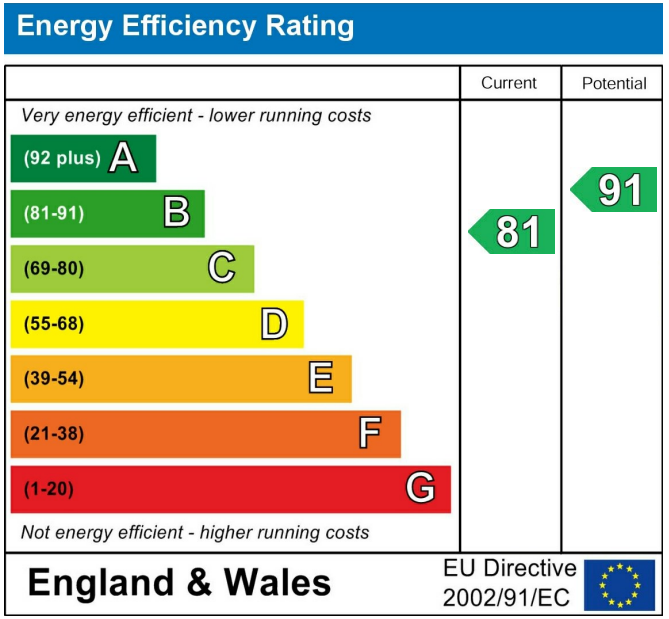
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Area Map



Energy Performance Graph



18 Crendon Street, High Wycombe, HP13 6LS
01494 840 600 sales@fordandpartners.com www.fordandpartners.com