



Keegan White
ESTATE AGENTS

Totteridge Road | £465,000



Features

- Large Rear Garden
- Driveway Parking
- 3 Good Sized Bedrooms
- Downstairs Cloakroom
- Conservatory
- Combi Boiler

The original stained glass front door opens into a bright entrance hallway with a window to side aspect and the stairs leading to the first floor. The kitchen is well fitted, providing a laminate worktop with a range of base and eye level storage units, a stainless-steel sink and drainer, window to side aspect and a back door leading out to the large rear garden. Built in the 1930s, the house has very well-proportioned rooms, with a large, open plan lounge diner that has patio doors leading out to the conservatory and a bay window to the front. On the first floor is a bathroom suite with bath

and overhead shower, two large double bedrooms and a surprisingly spacious single bedroom. The main bedroom at the front benefits from an impressive view and the second bedroom looks out over the very long rear garden. It is a well presented home and was re-roofed within the last decade by a reputable roofing contractor who have provided a guarantee. Externally, there is a block paved driveway for several vehicles and a side gate that leads to the extensive rear garden with its patio, long lawn and shed. The outlook from the front door is also impressive due to the property's position on the hill.

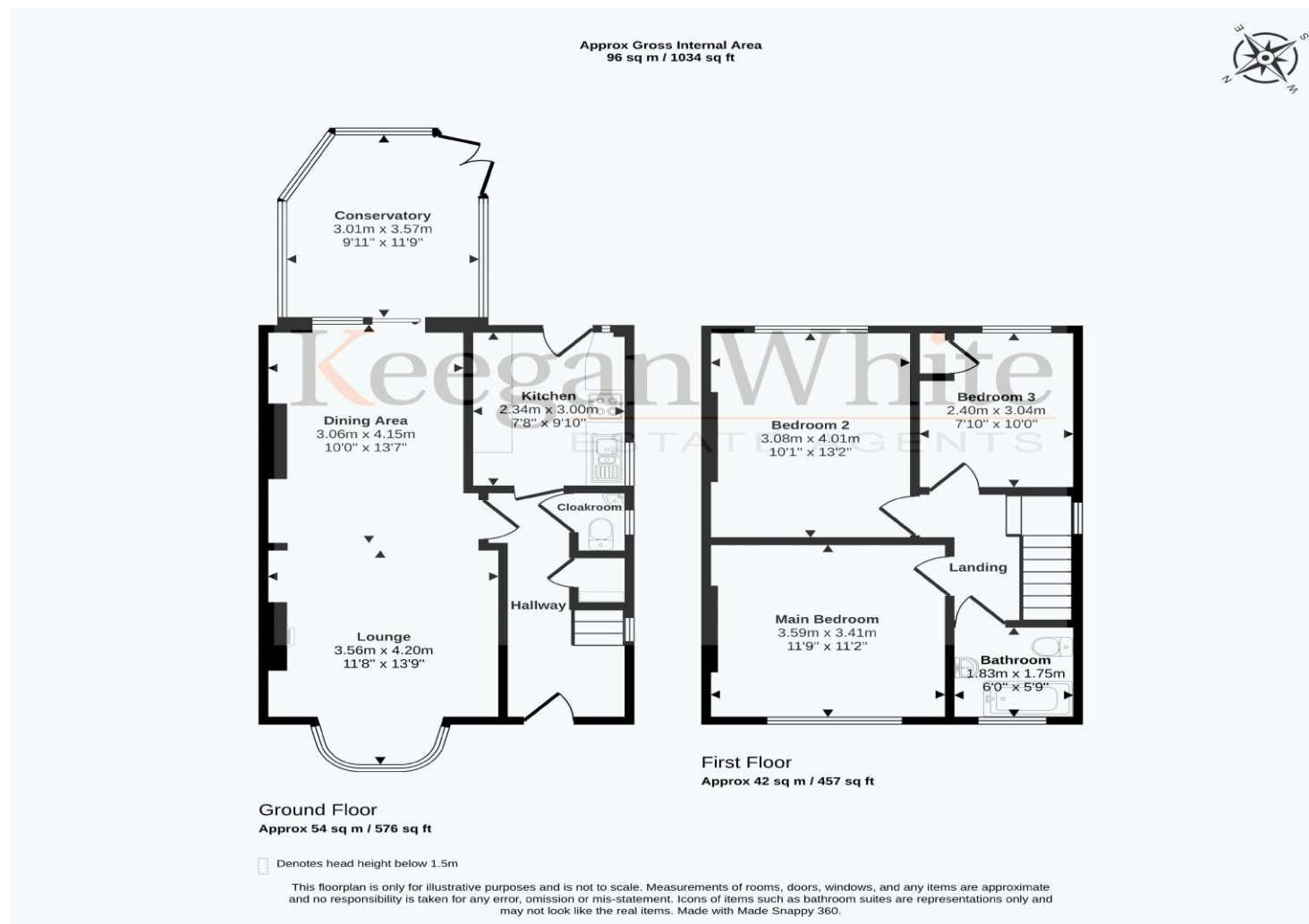
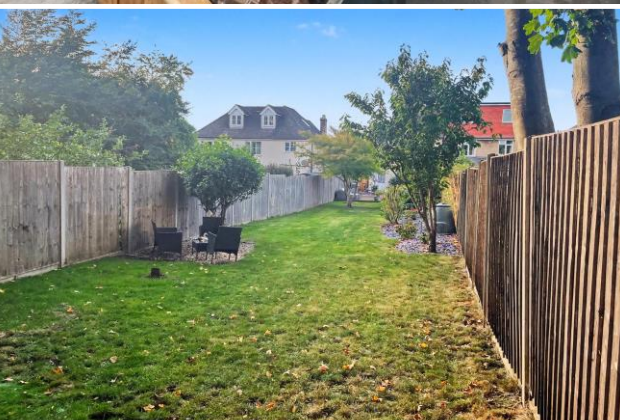


Positioned at the top of Totteridge Road close to Terriers, the house is conveniently located near to local shopping, public transport, schools and woodland walking for dog owners. High Wycombe is a busy market town that has benefited from significant redevelopment in recent years and is now a major regional town with a host of amenities and facilities that are the envy of its neighbouring towns. Possibly the two strongest draws for people to relocate to High Wycombe are the schools and the commuter links. Firstly, there are numerous primary schools and the secondary schools, including Wycombe High School

for girls and the Royal Grammar School and John Hampden Grammar School for boys which are all highly regarded. Located in between London and Oxford, High Wycombe is a commuter paradise; the mainline railway station provides regular and reliable services to London Marylebone in under half an hour, as well as excellent motorway links via the M40 and M25. Heathrow Terminal 5 is 25 minutes away by car.

Additional information to be verified by a solicitor:
EPC rating: E Council Tax Band: D





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