



199 Totteridge Road, High Wycombe, Buckinghamshire, HP13 7LE

Presented to the market in immaculate condition throughout, this bright and spacious three-bedroom semi-detached family home boasts a stunning detached garden office/studio. Ideally located within easy reach of High Wycombe train station (London Marylebone in under 30 minutes) and highly regarded schools including the Royal Grammar School, this property offers exceptional convenience and transport links. The accommodation comprises: entrance lobby, generous living room, spacious modern fitted kitchen/breakfast room, large utility/storage room, ground floor modern family bathroom with UNDER FLOOR HEATING (replaced in 2021) and three well-proportioned bedrooms. Outside, the property benefits from a beautifully landscaped rear garden with raised decking and entertaining area, ample on-street parking and a superb insulated garden office/studio (15'5" x 15'3") complete with shower, toilet, sink, running water and electric boiler - ideal for home working or additional leisure space. Further features include a full rewire to the house and outbuilding in 2021, with data cabling to the office/studio and fibre broadband available.



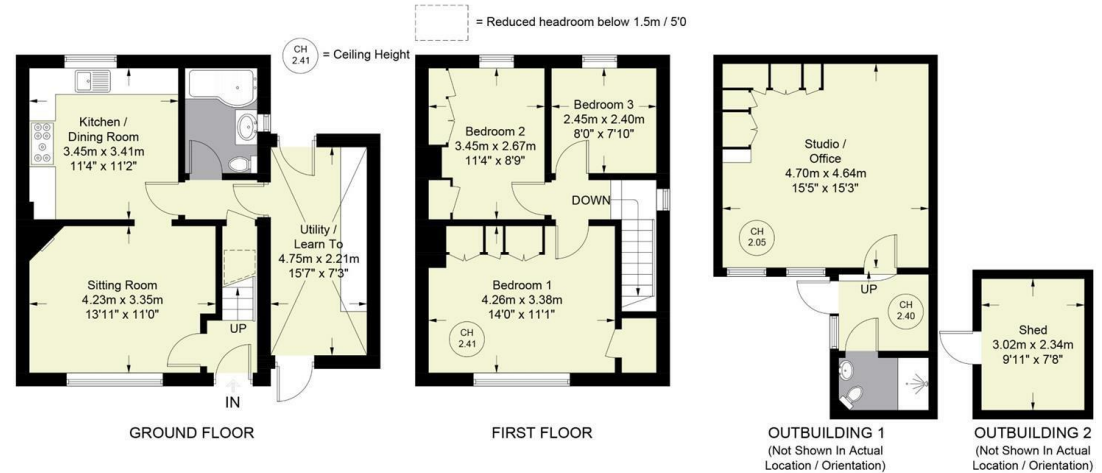
IMMACULATE CONDITION THROUGHOUT
WALKING DISTANCE TO TRAIN STATION
LARGE GARDEN OFFICE/STUDIO WITH SHOWER
LANDSCAPED REAR GARDEN WITH DECKING AREA
AMPLE ON STREET PARKING AVAILABLE
LARGE MODERN KITCHEN/BREAKFAST ROOM
MODERN FAMILY BATHROOM
THREE GOOD SIZE BEDROOMS
LARGE UTILITY/STORAGE ROOM
BOARDED LOFT STORAGE WITH PULL DOWN LADDER





Totteridge Road

Approximate Gross Internal Area
Ground Floor = 521 sq ft / 48.4 sq m
First Floor = 388 sq ft / 36.1 sq m
Outbuilding 1 = 307 sq ft / 28.5 sq m
Outbuilding 2 = 75 sq ft / 7.0 sq m
Total = 1291 sq ft / 120.0 sq m



Floor Plan produced for Hursts by Media Arcade ©.
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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Estate Agents

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