

Hurst Estate Agents

15 Totteridge Lane, High Wycombe, Buckinghamshire, HP13 7LR

£650,000

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Located to the North of High Wycombe, is this extended, four bedroom, semi-detached family home that sits on a generous and relatively level plot that would appear to lend itself to further expansion to the side, or rear of the property (subject to obtaining the relevant planning permission). This spacious and well proportioned home has been well cared for and improved upon over the years and would make an excellent family home, as well as lending ample space to extend the driveway or add a garage to the side. This property provides a superb layout and sizeable bedrooms, as well as being perfectly situated for those looking to commute, with its close proximity to the town centre and mainline railway which offers a direct service to London Marylebone, there is also a bus route within a few hundred yards and the renowned RGS is also walking distance of the property. The accommodation includes; entrance hallway, guest cloakroom, utility, modern fitted kitchen/diner with breakfast bar area and door to side access, the is large family room with patio doors opening to the rear garden, and a cozy sitting room with an open fire and bay window to the front aspect making up the ground floor accommodation. To the first floor the well designed extension now provides three double bedrooms and family bathroom, with the loft conversion on the second floor giving another double bedroom and modern, en-suite shower room. The property also benefits from; gas central heating, double glazing, driveway parking, Large, West facing rear garden that provides, secluded areas, combined with a large lawn area with a patio and decked areas that are perfect for entertaining. There is also a summer house that provides a studio and store area which would make an ideal work from home space. This home is also directly opposite Kingswood Common providing an abundance of walks on your doorstep. An internal viewing is highly recommended.



EXTENDED FOUR BEDROOM FAMILY HOME

STUNNING VIEWS ACROSS THE COMMON

EXTREMELY LARGE PLOT

GOOD ACCESS TO TOWN & TRAIN STATION

FOUR DOUBLE BEDROOMS & TWO BATHROOMS

GUEST CLOAKROOM & UTILITY ROOM

INTERNAL VIEWING ADVISED

GAS CENTRAL HEATING & DOUBLE GLAZED

OPEN PLAN KITCHEN/BREAKFAST DINING ROOM

POTENTIAL FOR FUTHER EXPANSION STPP



























Totteridge Lane

Approximate Gross Internal Area
Ground Floor = 727 sq ft / 67.5 sq m
First Floor = 545 sq ft / 50.6 sq m
Second Floor = 277 sq ft / 25.7 sq m
Outbuilding = 226 sq ft / 21.0 sq m
Total = 1775 sq ft / 164.8 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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