



FORD & PARTNERS

— ESTATE AGENTS —



Totteridge Road High Wycombe HP13 6HZ





Totteridge Road High Wycombe HP13 6HZ

**Offers over £350,000**

A well presented 2 bed semi detached house situated just a stone's throw from the Mainline Train Station. This home benefits from a modern method of construction, spacious driveway and a private garden.



## Description

Upon entering the property there is separate kitchen to the left with integrated appliances back through the hallway there is a storage cupboard and at the back of the property a spacious lounge/diner area. The living area has access directly onto the garden which is mainly laid to lawn and benefits from generous side access.

On the first floor there are 2 bedrooms & a family bathroom all benefitting from new flooring. The principal bedroom benefits from built in wardrobes, additional storage as well as a wonderful view.

Further features include UPVC double glazing throughout, gas central heating and a spacious driveway for up to four vehicles.

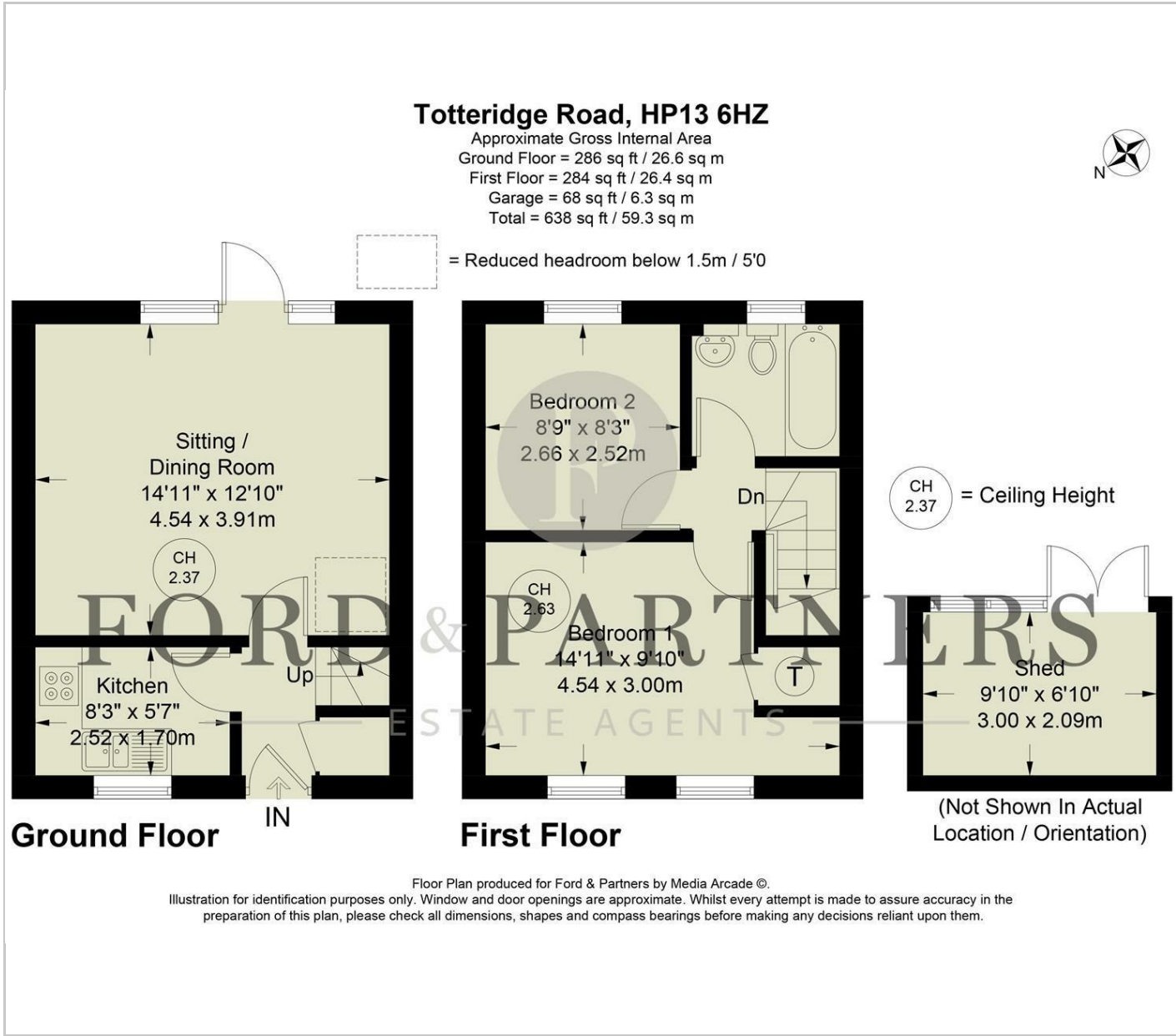


## Situation

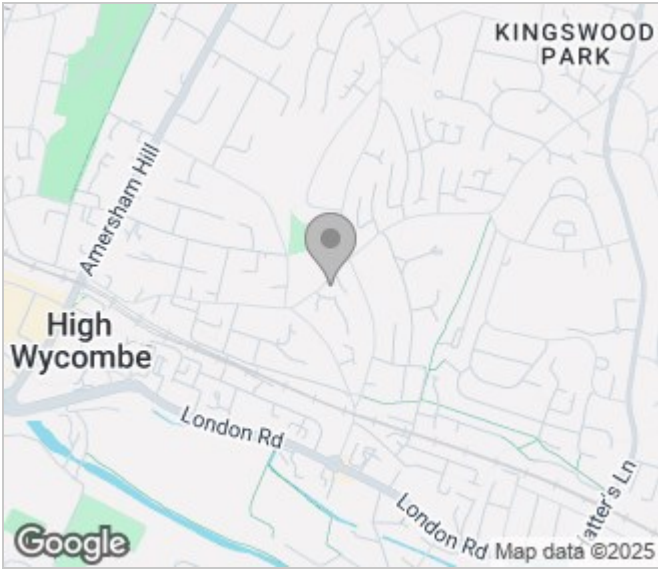
Totteridge Road is located on the north/east side of High Wycombe's town centre. The area is popular amongst working professionals and families alike due to the close proximity to the mainline train station and town centre. Via the Chiltern Railway Service, you'll be at London Marylebone Station in just 27 minutes or Oxford in 38 minutes. The town centre is located just a short walk away with plenty of amenities on offer.



Floor Plans



Area Map



Energy Performance Graph

