



Estate Agents
Hurst

192 Totteridge Road, High Wycombe, Buckinghamshire, HP13 7LF
£450,000

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Offered to the market with NO ONWARD CHAIN and POTENTIAL TO EXTEND (STPP) is this bright and spacious three bedroom semi-detached family home, presented in good condition throughout. The property is located within close proximity to local schools, shops and transport facilities including the Royal Grammar School and High Wycombe train station (which connects to London Marylebone in less than 30 minutes). The accommodation comprises: entrance hall, living room with bay window, dining room, lean to/sun room, three bedrooms and modern family bathroom. The property further benefits: large enclosed rear garden (with gated side access), block paved driveway parking, gas central heating and UPVC double glazing.



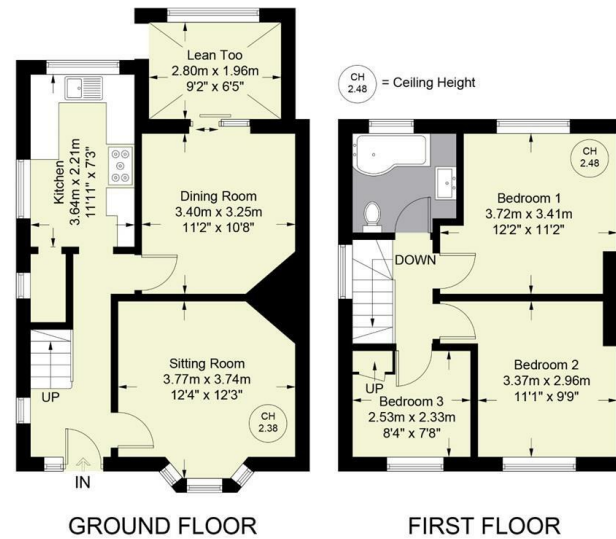
- NO ONWARD CHAIN**
- BLOCK PAVED DRIVEWAY PARKING**
- LARGE ENCLOSED REAR GARDEN**
- GOOD CONDITION THROUGHOUT**
- WALKING DISTANCE OF TRAIN STATION**
- MODERN FITTED KITCHEN**
- TWO RECEPTION ROOMS**
- POTENTIAL TO EXTEND (STPP)**
- GAS CENTRAL HEATING**
- UPVC DOUBLE GLAZING**





Totteridge Road

Approximate Gross Internal Area
 Ground Floor = 525 sq ft / 48.8 sq m
 First Floor = 413 sq ft / 38.4 sq m
 Total = 938 sq ft / 87.2 sq m
 (Including Lean To)



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.



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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