





# 20 Totteridge Drive, High Wycombe, Bucks, HP13 6JJ

Hurst are delighted to bring to market this well cared for, three bedroom semi-detached property that is presented in good condition throughout. This wonderful family home is situated just a short drive of High Wycombe's train station which offers a direct line service to London Marylebone making it an excellent purchase for anyone looking to commute to London whilst also providing superb access to the town centre and in close proximity to the Royal Grammar School. Along with a well proportioned house and level plot, another benefit is that the integral garage could easily be converted (subject to obtaining the relevant planning permission) to create another reception room or to open up the kitchen area and make an open plan kitchen/breakfast room. The accommodation includes; entrance hall, modern fitted kitchen with door leading to garage and rear garden, sitting room with bay window to front aspect, dining room with patio doors opening out onto the rear garden, three bedrooms and four piece family bathroom. The property also benefits from; gas central heating, UPVC double glazed, garage with driveway parking to the front for three vehicles, enclosed garden which is fairly secluded and comes with a lawn area and patio and as mentioned before it is just a short drive of the town centre and train station. This really is a wonderful home and an early and internal viewing is highly recommended.

## THREE BEDROOM SEMI-DETACHED FAMILY HOME

**GARAGE AND DRIVEWAY PARKING**

**MODERN FITTED KITCHEN**

**FOUR PIECE FAMILY BATHROOM**

**LOUNGE & DINING ROOM**

**WALKING DISTANCE OF THE RGS**

**IDEAL FOR THOSE LOOKING TO COMMUTE**

**INTERNAL VIEWING ADVISED**

**POTENTIAL FOR EXPANSION STPP**

**DOUBLE GLAZING & GAS CENTRAL HEATING**











### Totteridge Drive

Approximate Gross Internal Area  
Ground Floor = 657 sq ft / 61.0 sq m  
(Including Garage)  
First Floor = 489 sq ft / 45.4 sq m  
Total = 1146 sq ft / 106.4 sq m  
= Reduced headroom below 1.5m / 5'0"



GROUND FLOOR

FIRST FLOOR

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.

Hurst  
Estate Agents

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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