



Estate Agents  
**Hurst**

24 Totteridge Lane, High Wycombe, Buckinghamshire, HP13 7QE  
£675,000

# 24 Totteridge Lane, High Wycombe, Buckinghamshire, HP13 7QE

Situated in an extremely popular area to the North side of the town is this four bedroom detached family home that sits on a generous and level plot and gives the new owner a real Countryside feel, whilst also retaining a central location to the town. This spacious and well proportioned home would also appear to lend itself to significant expansion subject to obtaining the relevant planning permission and is within close proximity to the town centre and mainline railway which offers a direct service to London Marylebone. The accommodation includes; entrance hallway, guest cloakroom, huge sitting/dining room with doors to rear garden, study, fitted kitchen/breakfast room, four bedrooms, family bathroom and a spacious loft room. The property also benefits from; gas central heating, double glazing, large double length garage with spacious driveway with parking for multiple vehicles, secluded and level rear garden with patio area that backs onto woodland and offers miles of Countryside walks on your doorstep. This truly is a superb family home that does require some modernisation but we anticipate this property to be in high demand and an early viewing is recommended to avoid disappointment.



**LARGE FOUR BEDROOM DETACHED PROPERTY**  
**DOUBLE LENGTH GARAGE WITH SPACIOUS DRIVEWAY**  
**HUGE LOFT ROOM**  
**GUEST CLOAKROOM**  
**POTENTIAL FOR EXPANSION (STPP)**  
**SOUGHT-AFTER LOCATION BACKING WOODLAND**  
**LARGE LEVEL PLOT**  
**GOOD ACCESS TO TOWN AND TRAIN STATION**  
**COMPLETE CHAIN IN PLACE ABOVE**  
**IDEAL FAMILY HOME**







## Totteridge Lane

Approximate Gross Internal Area  
 Ground Floor = 630 sq ft / 58.5 sq m  
 First Floor = 626 sq ft / 58.2 sq m  
 Second Floor = 432 sq ft / 40.1 sq m  
 Garage = 222 sq ft / 20.6 sq m  
 Total = 1910 sq ft / 177.4 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.



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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