



296 Totteridge Road, High Wycombe  
£465,000



Robertsons

# 296 Totteridge Road

High Wycombe, High Wycombe

A recently refurbished, extended and modernised terraced house in this popular location about a mile from the town centre and within a short walk of Totteridge Common. Entrance hall, Sitting room, Kitchen/Dining room with bi folding doors to garden, Cloakroom, Three bedrooms, Bathroom, Gas central heating, Double glazing, Ample parking, 105' rear garden. Viewing recommended.

Council Tax band: D

Tenure: Freehold

## Entrance hall

Stairs to first floor, parquet flooring, shelved storage cupboard

## Sitting room

Radiator, parquet flooring, window to front

## Kitchen/Dining room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in AEG oven (steam function and self cleaning), built in AEG microwave/grill, fitted AEG four ring induction hob with extractor over, space for fridge/freezer, built in AEG dishwasher, part tiled walls, tiled flooring, space for table, two radiators, down lighters, walk in cupboard with space and plumbing for washing machine and storage, bi folding doors to garden, two velux windows





### **Cloakroom**

Low level W.C., wash hand basin with mixer tap and cupboards under, part tiled walls, fitted mirror

### **First floor**

#### **Landing**

Access to loft space, airing cupboard housing Worcester gas fired central heating combination boiler and shelved storage

#### **Bedroom 1**

With built in double wardrobe, radiator, window to front

#### **Bedroom 2**

With built in double wardrobe, radiator, window to rear

#### **Bedroom 3**

With built in double wardrobe, radiator, window to front

#### **Bathroom**

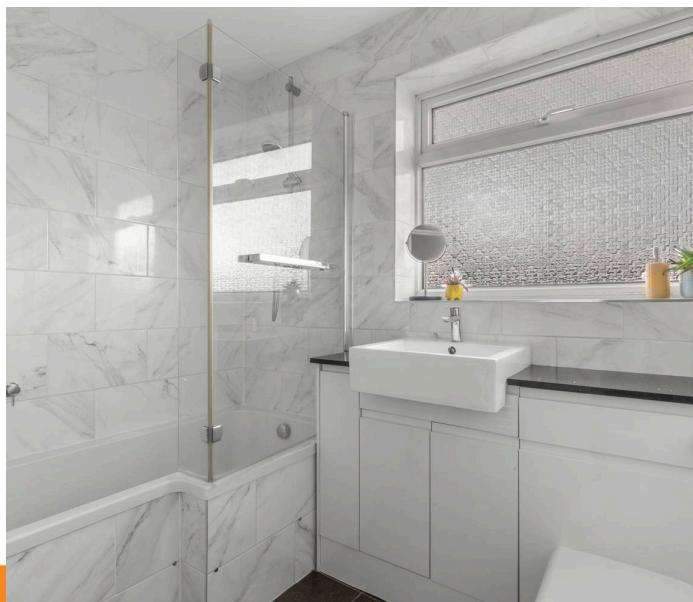
White suite comprising panelled bath with shower over, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, tiled walls, down lighters, tiled flooring, window to rear

#### **Front garden/Parking**

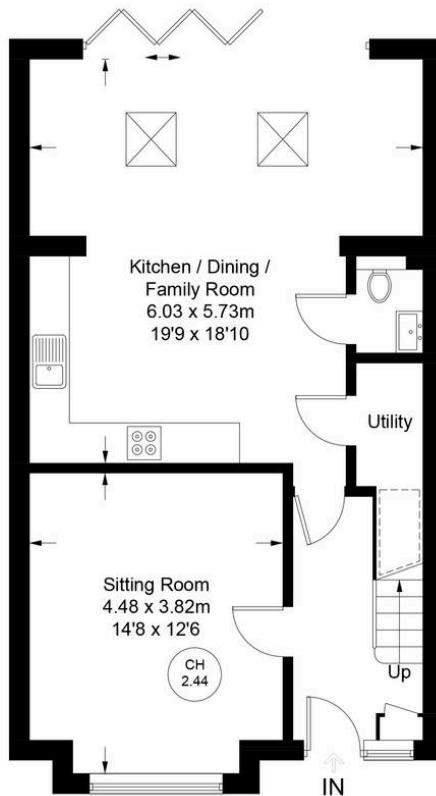
A block paved driveway provides parking for several cars

#### **Rear garden**

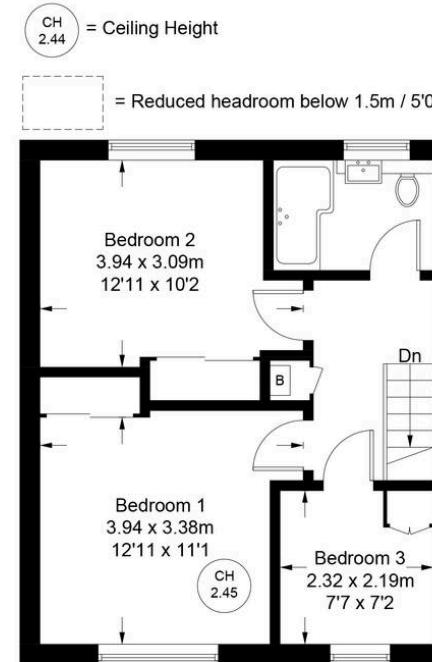
A paved patio leads to the remainder of garden which is laid to lawn. All is enclosed by fencing and extends to 105'.



Approximate Gross Internal Area  
 Ground Floor = 62.2 sq m / 669 sq ft  
 First Floor = 42.8 sq m / 461 sq ft  
 Total = 105.0 sq m / 1130 sq ft



Ground Floor



First Floor

Floor Plan produced for Robertsons 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.

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