



43 Totteridge Drive

High Wycombe, High Wycombe

- A Good Size Two Bedroom Detached Bungalow Located In A Popular Area Known Locally As The Drives
- Gas Central Heating To Radiators And Double Glazed Windows
- Generous Size Kitchen/Breakfast Room With Separate Utility Room
- Two Bedrooms, Modern Refitted Shower Room
- Garage Plus Large Driveway For Several Cars
- In Need Of A Degree Of Updating Internally
- Cavity Wall Insulation And New Flat Roof On Extension
- Extension Roof Recently Reroofed(Guarantee Remaining) And Cavity Wall Insulation
- No Upper Chain, We Hold Keys For Early Viewing

Situated just under one and a half miles from the town centre in a popular residential location. The property is situated close to local shops and a regular bus service into the town centre runs close by. High Wycombe town centre offers multiple shopping facilities as well as having a mainline railway station with a regular service to both London and Birmingham. There are a number of schools close by including the boys Royal Grammar School.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



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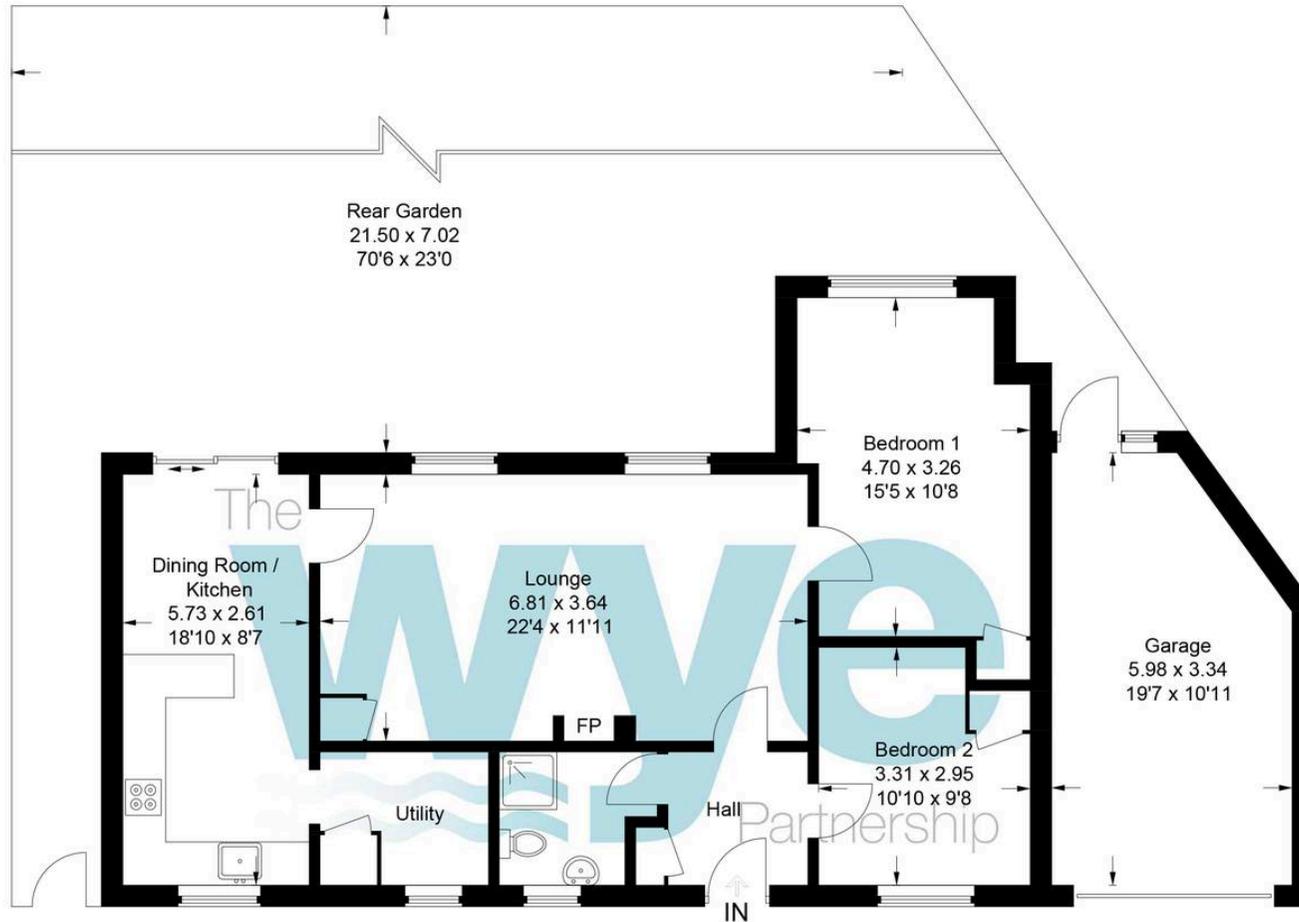
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Presenting this well-proportioned two bedroom detached bungalow, situated in the highly regarded area locally known as The Drives. This property offers a fantastic opportunity for buyers seeking a spacious home with potential for personalisation. The accommodation comprises a generous kitchen and breakfast room, which benefits from a separate utility room, providing ample storage and workspace. The two bedrooms are both well-sized, ideal for a couple or small family, and are complemented by a refitted shower room. The bungalow features gas central heating to radiators and double glazed windows throughout, ensuring comfort and energy efficiency. The property benefits from cavity wall insulation. While the interior would benefit from a degree of updating, it presents an excellent blank canvas for those wishing to create a home tailored to their tastes. Additional features include a garage and a large driveway, providing parking for several vehicles. This property is offered with no upper chain, and we hold the keys for early viewing, allowing. With its blend of generous accommodation, potential for extension (subject to necessary consents), and sought-after location, this bungalow represents a rare opportunity in the current market. Early viewing is highly recommended to appreciate the full potential of this appealing home.



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Approximate Gross Internal Area = 79.9 sq m / 860 sq ft
Garage = 18.5 sq m / 199 sq ft
Total = 98.4 sq m / 1,059 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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