



## Property Features

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- Modern Detached Home
- Four Bedrooms
- Principal Bedroom with En Suite
- Double Aspect Lounge
- Family Room/Snug
- Kitchen with Utility Room
- Low Maintenance Garden
- Ample Parking for Several Vehicles
- Garage
- Awaiting EPC / Council Tax Band F

## Full Description

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Nestled in the sought-after area of Totteridge close to High Wycombe, this remarkable detached house offers a perfect blend of luxury, comfort, and convenience. Situated in close proximity to Totteridge Common, this modern property boasts a charming curb appeal with ample parking and is easily accessible to essential amenities and excellent transport links.

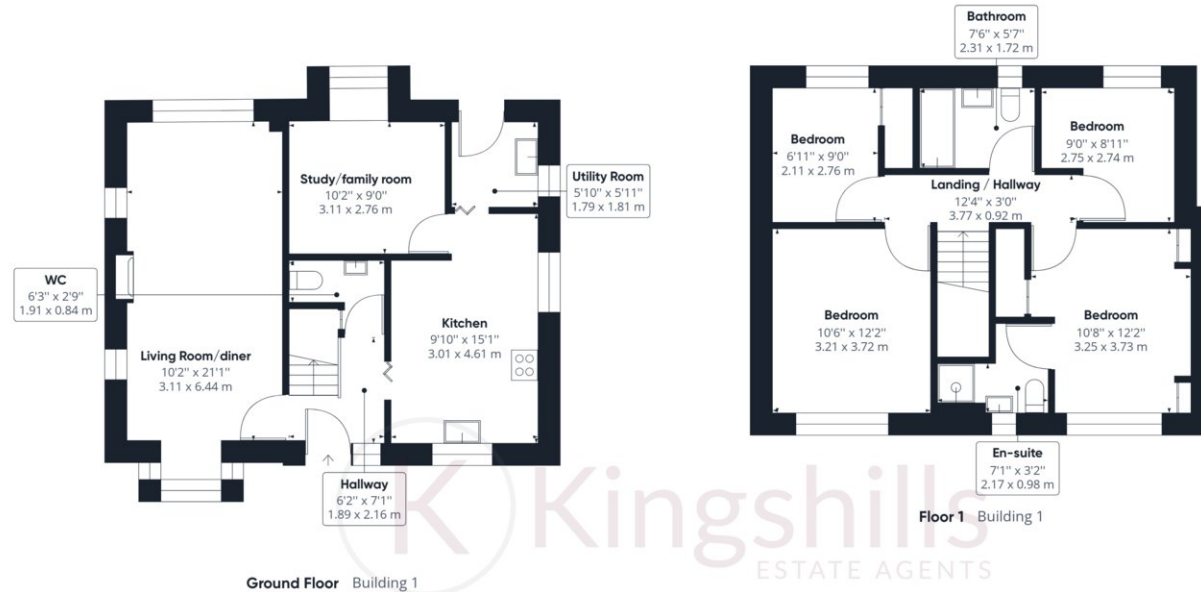
The attractive façade and well maintained front garden creates an appealing welcome to visitors and it doesn't disappoint inside with an inviting hallway and convenient downstairs WC. The ground floor of the house boasts generously proportioned living spaces, providing a seamless flow between the rooms. The living room is double aspect with a bay window to the front and with the real fire creates a cosy ambiance for relaxation and entertaining. The well-appointed kitchen with breakfast bar provides ample storage, making it a focal point for both cooking enthusiasts and families alike. There is a separate utility room which adds practicality to everyday living and there is access to the courtyard garden. There is a downstairs family room overlooking the rear garden which would make the ideal children's playroom or home office.

This splendid residence boasts four bedrooms, each meticulously designed to provide a perfect balance of style and functionality. The principal bedroom is a haven of relaxation, featuring an en suite bathroom for added convenience. The remaining three bedrooms offer ample space and natural light, catering to the needs of a growing family or those who desire additional rooms for various purposes. There is also a modern family bathroom, ensuring convenience for residents.

The low-maintenance private garden, adorned with fruit trees and a tranquil water feature, provides a perfect blend of tranquillity with space for entertaining. There is also a garage with access from the rear garden as well as a storage shed. Additionally, the property features ample parking, ensuring the convenience of residents and their guests.







Approximate total area<sup>(1)</sup>

1284.09 ft<sup>2</sup>

119.30 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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