



71 Totteridge Lane, High Wycombe, Buckinghamshire, HP13 7QA

Asking Price | £425,000

Property Features

- Extended 3 Bedroom Semi Detached Cottage
- Country Style Kitchen with Separate Utility Room
- Inner Lobby
- Lounge with French Doors
- Family Bathroom
- Family Shower Room
- Downstairs WC
- Summerhouse
- Close to The Royal Grammar School
- EPC 61D / Council Tax Band E

Full Description

Located close to the popular Totteridge Common this characterful 3-bedroom semi-detached cottage provides the perfect family accommodation. This extended property is ideally located to enjoy the open spaces and neighbouring woodland, creating an ideal setting for leisurely countryside walks.

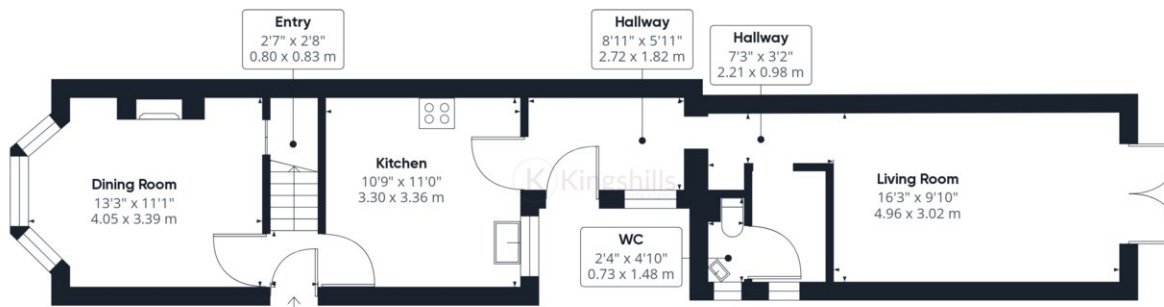
The ground floor projects a light and airy cottage feel, creating a warm and inviting atmosphere. A dining room sets the stage for family gatherings, while the country-style kitchen adds rustic charm to the heart of the home. An inner lobby enhances the flow, leading to a utility room with a convenient downstairs WC. The spacious lounge, adorned with French doors, seamlessly connects the indoor and outdoor spaces, providing a cosy retreat.

There are 3 good sized bedrooms, a family bathroom with an additional shower room ensuring ample accommodation for a growing family. The principal bedroom is a standout feature, boasting a light and airy ambiance enhanced by a skylight window and a Juliette balcony. Adding to its allure, the principal bedroom comes complete with a dressing room, providing a private and well-organized space.

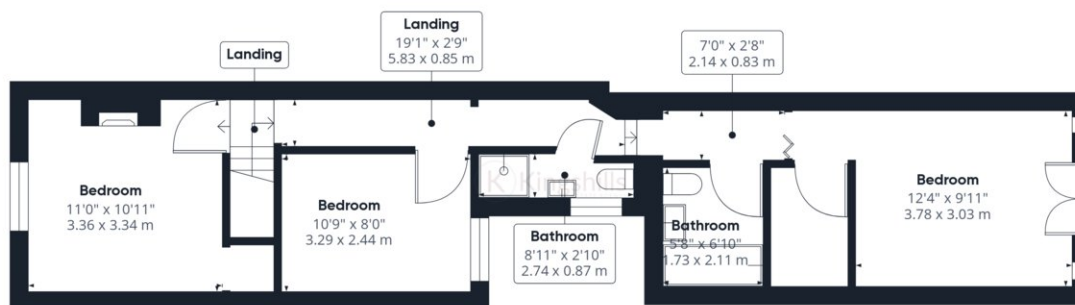
The real gem of this property lies in its expansive garden, offering a sanctuary of greenery and tranquillity. There is a summerhouse which creates an ideal space to unwind and relax. There is also a workshop adjacent to the summerhouse, ideal as a creative space or simply as a practical space for storing DIY tools and equipment. The garden features a dedicated play area, creating the perfect setting for children to enjoy outdoor activities.



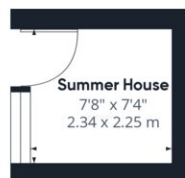




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1153.94 ft²
107.2 m²

(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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