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ESTATE AGENTS

Laurel House, 272 Totteridge Road, High Wycombe, Buckinghamshire, HP13 7LN



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Guide price £650,000

A detached period family home that has undergone an extensive renovation and extension project whilst retaining the original charm and characterful features.

Description

Upon entering the property through the front door, you are welcomed into the porch where you have ample space for coats and shoes. Through the door in front, you enter into the central hallway with period style tiles throughout and carpeted stairs on your right-hand side leading up to the first floor. Through the door directly in front leads you into the snug which benefits from a newly fitted Aga log burner (perfect for an English winter's evening!). Through double doors from the snug, you enter the newly fitted kitchen / diner with bi-fold doors leading out onto the rear patio. From the dining area, through another set of double doors, you have the formal sitting room which benefits from a bay window with full-length heavy lined triple pleat curtains that frame the whole bay window, this room also benefits from having a lovely Victorian open fireplace. You can also access this sitting room through the main hallway.

The first floor has been completely remodelled and benefits from a double story rear extension which is now the master suite. The master bedroom expands the whole width of the property with vaulted ceilings and two juliet balconies overlooking the rear garden. There is also a new bespoke ensuite shower room with a double vanity unit which benefits from a marble countertop. When constructing the rear extension, the current owners paid careful attention to the design and therefore have already put a beam in so the room can be subdivided to make it a four bedroom house. Also, on the first floor, there is a large family bathroom with a free-standing bath and two further double bedrooms.

Further features include, driveway parking, fully landscaped front & rear gardens, new boiler & heating system, a majority rewire and garage. There is also further extension potential subject to obtaining planning permission.

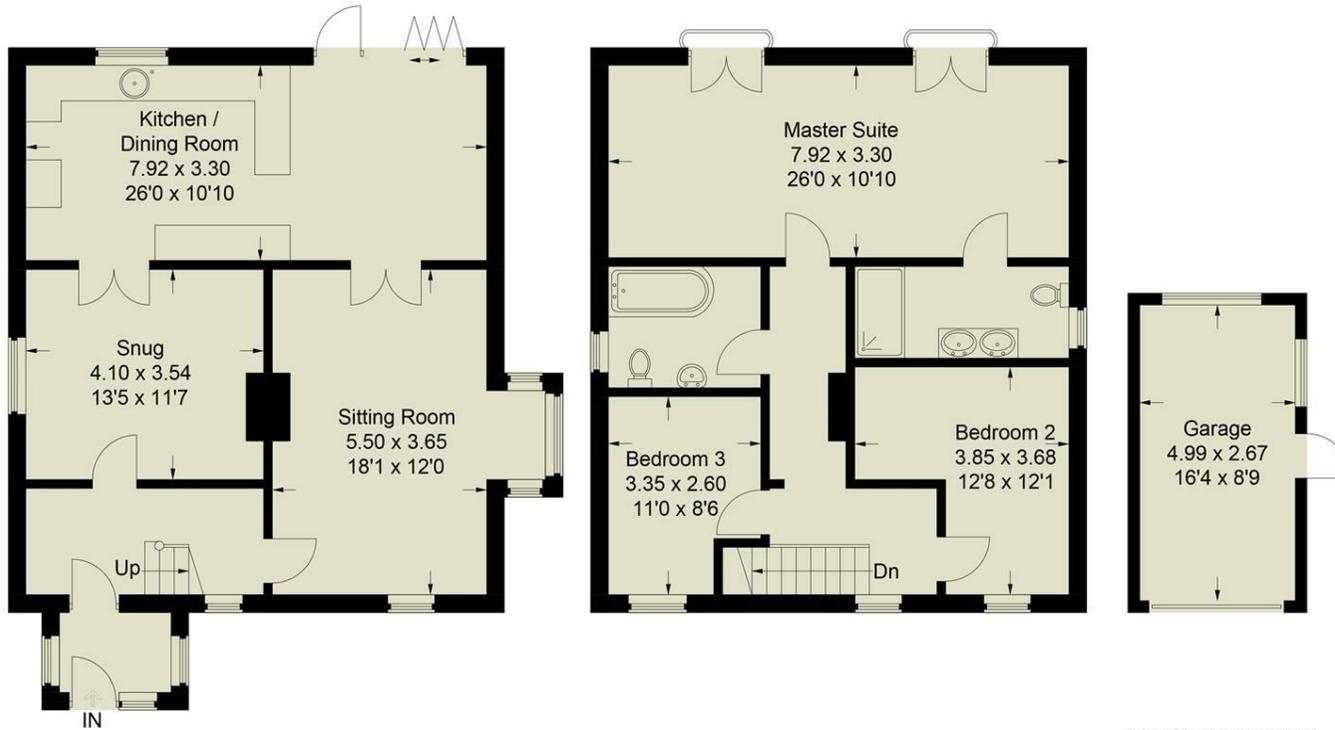
Situation

Laurel House is positioned at the top of Totteridge Road and conveniently located just a short walk to the mainline train station, via the Chiltern Railway Service, you'll be at London Marylebone Station in just 27 minutes or Oxford in 38 minutes. South Buckinghamshire is renowned for excellent state and independent schools, and High Wycombe has some of the best. Some of these include Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe and John Hampden - most are walkable from this property.



Floor Plans

Approximate Gross Internal Area
 Ground Floor = 75.4 sq m / 812 sq ft
 First Floor = 70.6 sq m / 760 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 159.2 sq m / 1,714 sq ft



Ground Floor

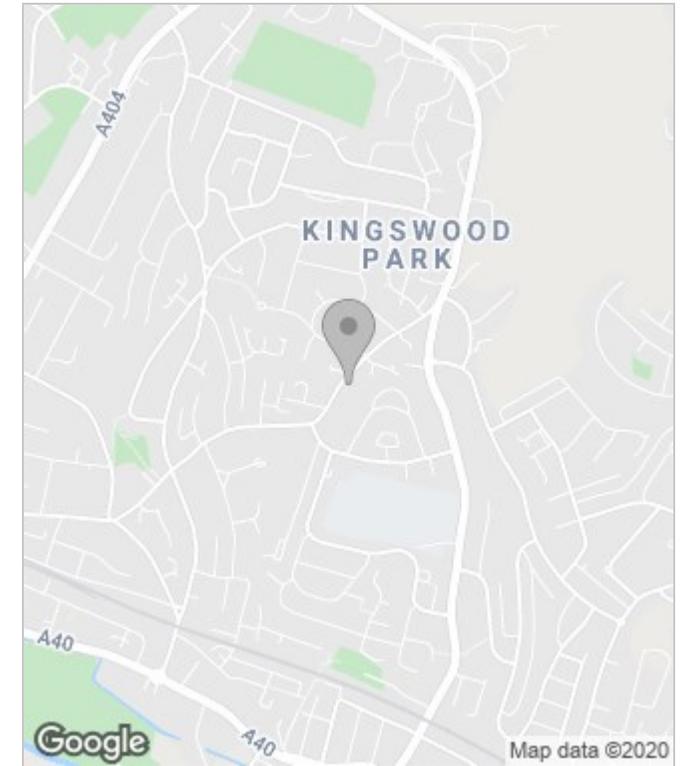
First Floor

(Not Shown In Actual Location / Orientation)

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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Area Map



Energy Performance Graph

