





# 87 Totteridge Avenue, High Wycombe, Bucks, HP13 6XG

Hurst are pleased to offer to the market this well kept and rarely available, two bedroom, Victorian end of terrace cottage that is located in one of High Wycombe's most sought-after residential locations, just a quarter of a mile walk of High Wycombe train station with direct access to platform 3 (London bound side of the station), making it perfect for those still looking to commute. This extremely popular property has been completely redecorated throughout and would make an ideal home or an extremely good buy to let investment with a rental return of circa £1500PCM. The accommodation includes; sitting room with bay window to front aspect and featured fireplace, dining room with stairs leading to the first floor, fitted kitchen with door to rear garden, two double bedrooms and family bathroom. The property also benefits from; gas central heating, sash windows, sizeable and level rear garden which is larger than average for this type of property and residents parking permits This really is a superb opportunity to purchase a wonderful home that is perfect for those looking to commute and/or start a family and comes to the market with no onward chain.



**TWO BEDROOM END OF TERRACE HOME**  
**IDEAL STARTER HOME OR BUY TO LET INVESTMENT**  
**NO ONWARD CHAIN**  
**CLOSE TO THE TOWN CENTRE AND TRAIN STATION**  
**GAS CENTRAL HEATING**  
**LEVEL REAR GARDEN**  
**TWO DOUBLE BEDROOMS**  
**INTERNAL VIEWING ADVISED**  
**10 MINTUES WALK TO PLATFORM 3**  
**IDEAL FOR COMMUTERS**



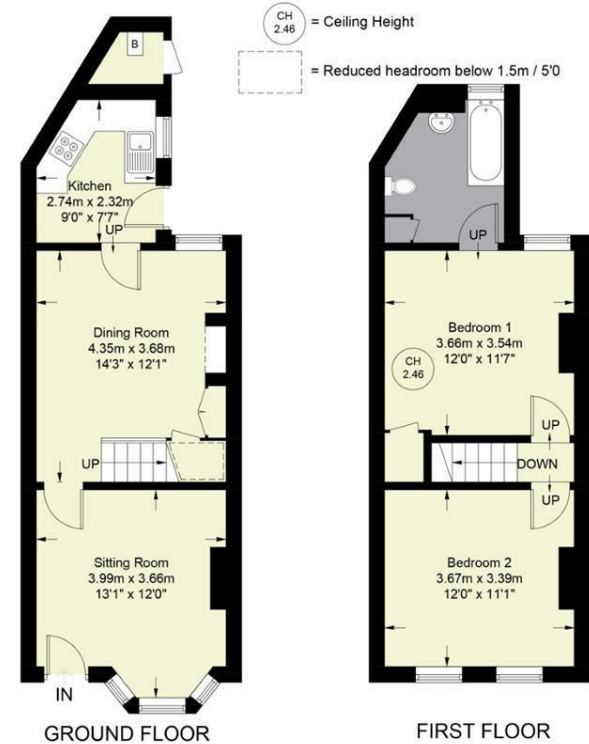






## Totteridge Avenue

Approximate Gross Internal Area  
Ground Floor = 393 sq ft / 36.5 sq m  
First Floor = 380 sq ft / 35.3 sq m  
Boiler = 12 sq ft / 1.1 sq m  
Total = 785 sq ft / 72.9 sq m



Floor Plan produced for Hursts 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.

Estate Agents  
**Hursts**

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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