



Flat 3 Totteridge House Totteridge Lane, High Wycombe, Buckinghamshire, HP13 7LR
£350,000

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A rare opportunity to acquire this beautiful ground floor two bedroom maisonette with a PRIVATE GARDEN & GARDEN OFFICE forming part of this charming 1800's building which was originally built for the mayor of High Wycombe.

'Totteridge House' is located on the doorstep of Totteridge common on the Hazlemere side of High Wycombe within close proximity to the town centre and mainline train station (which connects to London Marylebone in under 30 minutes). The accommodation comprises: spacious open plan lounge/kitchen/diner with working fireplace, two double bedrooms with fitted wardrobes and modern family bathroom. The property further benefits: private enclosed rear garden, detached garden office, gas central heating, double glazing, well-kept manicured communal gardens and two unallocated off street parking spaces.

LEASEHOLD INFORMATION:

- SHARE OF FREEHOLD

- LEASE LENGTH: NEW 999 YEAR LEASE UPON COMPLETION OF SALE.

- SERVICE CHARGE: £137.54 PER MONTH.

- GROUND RENT: N/A.

COUNCIL TAX BAND: D



PRIVATE ENCLOSED GARDEN
DETACHED GARDEN OFFICE
OFF STREET RESIDENTS PARKING
CHARMING CHARACTER FEATURES
WORKING FIREPLACE
WELL MAINTAINED COMMUNAL GARDENS
CLOSE TO TOTTERIDGE COMMON
GAS CENTRAL HEATING
MODERN FAMILY BATHROOM
NEW 999 YEAR LEASE

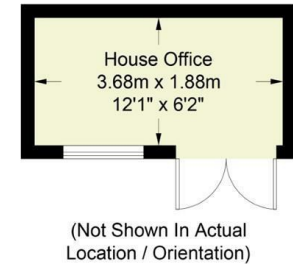
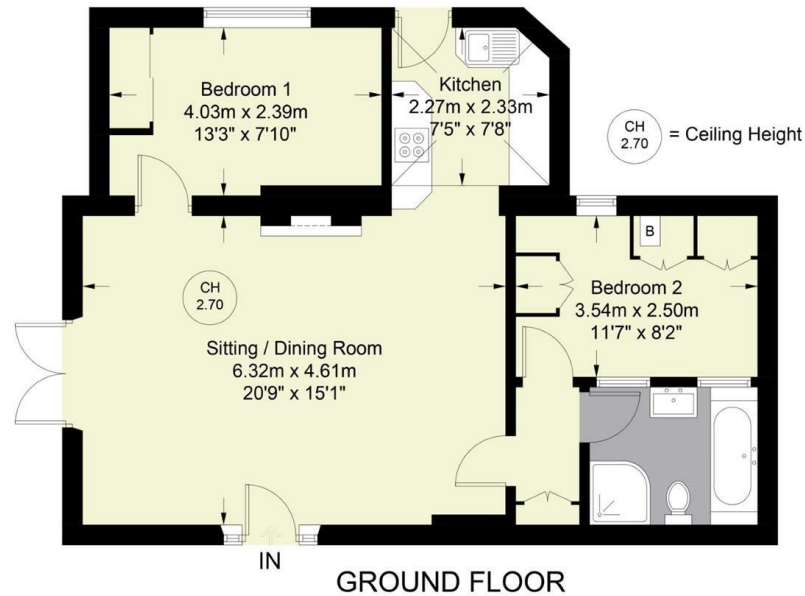






Totteridge Lane

Approximate Gross Internal Area = 700 sq ft / 65.0 sq m
House Office = 75 sq ft / 7.0 sq m
Total = 775 sq ft / 72.0 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.

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Estate Agents

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