



85 Totteridge Road, High Wycombe, Bucks, HP13 6EY

Hurst are delighted to offer to the market this absolutely stunning and completely renovated, three bedroom, Victorian semi-detached property that is located in one of High Wycombe's most sought-after residential locations, less than 1/4 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 popular property that has undergone various updates and improvements by its current owners would make a wonderful home for a young couple, or family, and with the addition of the loft conversion and summer house it really does give a much more versatile and space feel to this period property. The accommodation includes; entrance hall, living room with bay window to front aspect, dining room with under stairs storage cupboard, modern fitted kitchen with door to rear garden, guest cloakroom, huge master bedroom with bay window to front aspect providing far reaching views across the valley, two further bedrooms and family bathroom. The property also benefits from; gas central heating, double glazed windows, feature and original fireplace in the main bedroom, garage, sizeable rear garden for this type of property, with various areas providing seating that are perfect for entertaining, large summer house with stunning views across the town, bin storage space with side access 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 an internal and early viewing is strongly advised.

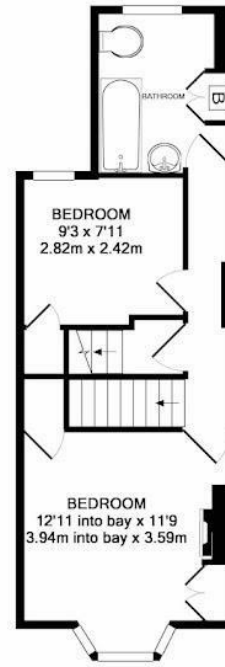
STUNNING THREE BEDROOM PERIOD PROPERTY
GARAGE & SUMMER HOUSE
FAR REACHING VIEWS ACROSS THE VALLEY
PLENTY OF STORAGE WITHIN THE PROPERTY
GAS CENTRAL HEATING
SHORT WALK OF THE TOWN AND TRAIN STATION
IDEAL FOR THOSE LOOKING TO COMMUTE
INTERNAL VIEWING ADVISED
EXTREMELY WELL CARED FOR AND PRESENTED
GUEST CLOAKROOM DOWNSTAIRS



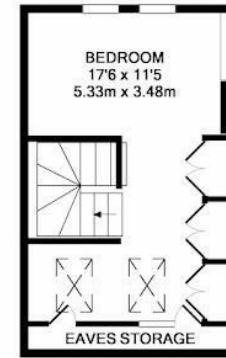




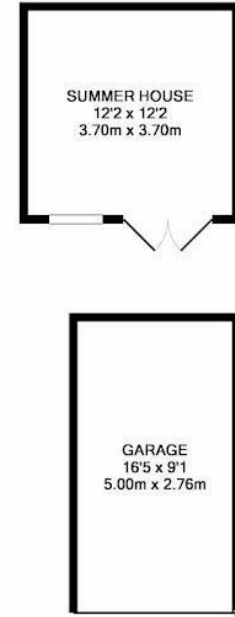
GROUND FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 219 SQ.FT.
(20.4 SQ.M.)



GARAGE & SUMMER HOUSE
APPROX. FLOOR
AREA 288 SQ.FT.
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1334 SQ.FT. (124.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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