





# 110 Totteridge Road, High Wycombe, Bucks, HP13 6EX

Needing complete redecoration and modernisation is this two bedroom, end of terrace, 1950'S property that does come with the added bonus of parking to the rear of the property and no onward chain. The property is located in a popular residential road that is just a short walk of High Wycombe's train station with direct access to platform 3 (London bound side of the station), making it perfect for those still looking to commute to the City. This type of property would make an ideal first home or an extremely good buy to let investment once the renovations have been carried out and we'd expect in good condition to achieve a rent value of around £1500PCM. The accommodation includes; entrance hallway, living room with bay window to front aspect and open fire place, dining room with double aspect to the side and rear again with an open fire place, fitted kitchen with door to rear garden and basement area, two double bedrooms and family bathroom. The property also benefits from; original sash windows, rear garden which is South facing and offers parking to the rear, there is also residents parking permits available and the possibility to convert the basement subject to obtaining the relevant planning permission. There is no heating to the home but there is gas in the road so would be easy to add/install and the property is also offered to the market with no onward chain.



**TWO BEDROOM END OF TERRACE HOME**  
**NO ONWARD CHAIN**  
**CLOSE TO TOWN AND TRAIN STATION**  
**NO CENTRAL HEATING BUT GAS IS IN THE ROAD**  
**BASEMENT THAT COULD BE CONVERTED STPP**  
**PARKING TO THE REAR OF THE PROPERTY**  
**IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT**  
**OPEN AND ORIGINAL FIREPLACES**  
**TWO DOUBLE BEDROOMS & TWO RECEPTION ROOMS**  
**ORIGINAL SASH WINDOWS**







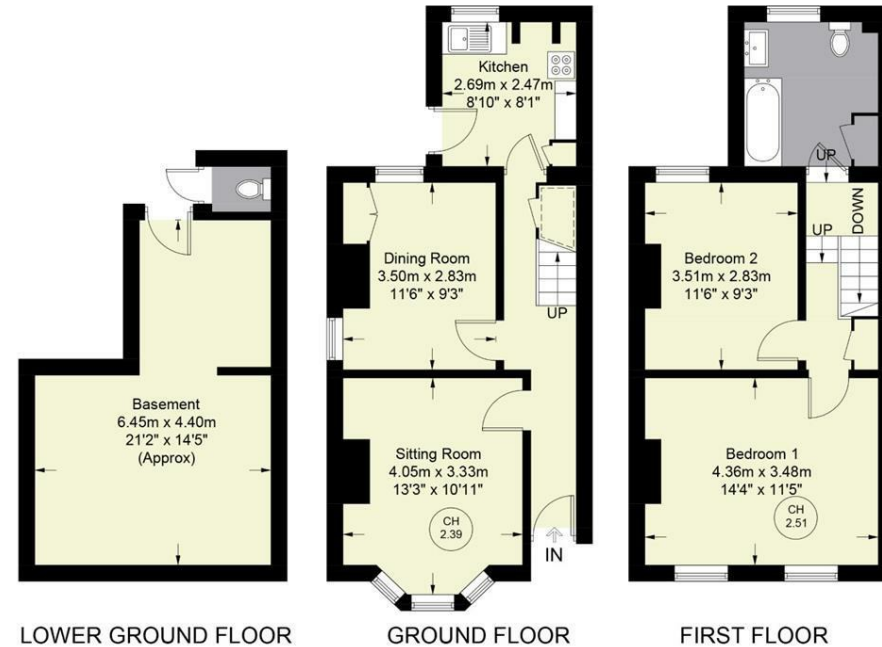


## Totteridge Road

Approximate Gross Internal Area  
 Lower Ground Floor = 246 sq ft / 22.9 sq m  
 Ground Floor = 420 sq ft / 39.0 sq m  
 First Floor = 415 sq ft / 38.6 sq m  
 External WC = 11 sq ft / 1.0 sq m  
 Total = 1092 sq ft / 101.5 sq m



= Reduced headroom below 1.5m / 5'0" = Ceiling Height



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.

**Hurst**

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