



95 Totteridge Road  
High Wycombe  
HP13 6EY

High Wycombe  
To Let £1550pcm



# A Newly Renovated Two Bedroom House With Large Garden & Parking For One Vehicle, Within Walking Distance Of The Train Station.

Newly refurbished 2-bedroom home, perfect for professionals, couples, or small families. Located in a desirable residential area, this property combines classic charm with modern convenience.

The front door opens into a welcoming Reception/Dining room, featuring attractive wood-effect flooring, understairs storage, and a decorative fireplace for added character. Through into the newly fitted modern kitchen with stylish light grey shaker-style units, built-in LAMONA oven, hob, and extractor fan. A freestanding fridge freezer and washing machine are also included along with an empty space for a dishwasher.

Back through to the cozy Living Room, situated at the front of the property with a newly fitted cream carpet and a feature fireplace (decorative only). Rising to the first floor you have two spacious double bedrooms, both light and airy, with built-in storage in the second bedroom for added practicality.

The contemporary bathroom is complete with shower over bath, WC, and a sleek grey vanity unit with inset sink. Outside there is parking for one car, newly laid decking with steps leading up to the tiered garden, and a shed for storage. The property has gas fired heating throughout.

EPC = E      Council Tax Band = C

## Location

Located in the scenic Chiltern Hills, High Wycombe offers the perfect blend of countryside beauty and urban practicality. As one of Buckinghamshire's largest towns, it caters to a wide range of lifestyles — from professionals commuting to London, to families looking for great schools and green space.

Totteridge Road is situated in a well-connected and family-friendly area of High Wycombe, offering a blend of residential comfort and convenient access to local amenities and transport links. High Wycombe Railway Station is within walking distance, providing direct services to London Marylebone in under 30 minutes via Chiltern Railways.

Eden Shopping Centre, a major retail hub located in the town centre, featuring over 100 shops, a cinema, bowling alley, and a library is also located just a short distance away. The nearby Totteridge Recreation Ground offers football pitches, play areas, and a multi-use games area, ideal for outdoor activities and family outings. Hannah Ball Academy and Kings Wood School and Nursery are within approximately 0.5 miles, providing convenient options for younger children.

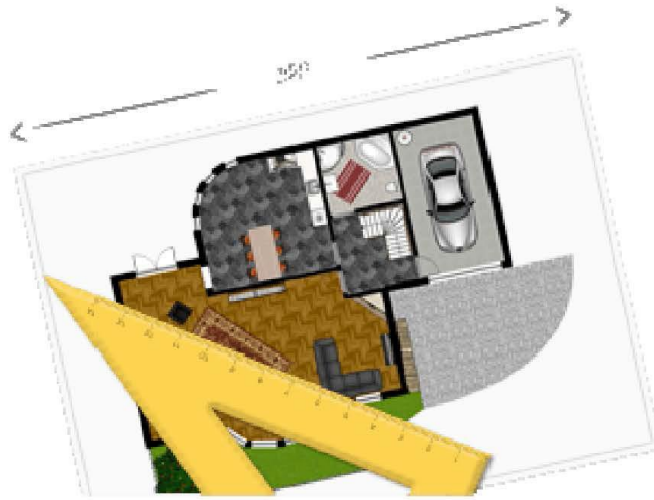
*The property comprises the following with all dimensions being approximate only.*











## Awaiting Floor Plan



*Costs:-Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)*

*Rent in advance = One Months Rent Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)*

*If you provide misleading information on you pre application form or withhold/delay the referencing process you may forfeit*

*Viewing is Strictly by Appointment through Reaston Brown*

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