



Totteridge Lane, High Wycombe, Buckinghamshire, HP13 7LR



*A stunning, character apartment in former manor house in delightful grounds.*

Delightful Ground Floor Apartment | Stunning Building and Many Character Features | Large Kitchen/Dining Room | Inner Hall | Sitting Room | Bedroom 2 | Refitted Luxury Bathroom | Lower Floor Master Bedroom with Dressing Area | Gas Central Heating | Bespoke Replacement Double Glazing | Delightful Communal Grounds | Allocated Parking | Superbly Presented | Viewing Strongly Recommended |

We are delighted to offer this remarkable apartment which forms part of this stunning building. The property is full of character with a wealth of exposed wall and ceiling beams and the accommodation, which boasts a large double bedroom on the lower ground floor, is presented in good order throughout. The fitted kitchen/dining room offers a fabulous open plan living space and the lounge with fireplace and beams has a warm cosy feel. The bedrooms are good sizes and the master has a large walk in wardrobe. The property benefits from replacement bespoke handmade windows and the bathroom has been completely refitted & remodelled with a luxury suite. The communal grounds that surround Totteridge House are well kept, there is allocated parking and we thoroughly recommend viewings to avoid disappointment.

**Price... £349,950**

Share of Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	73
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			





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## LOCATION

Situated approximately 1.5 miles north east of the town centre of High Wycombe within walking distance of local schools and shops. Regular bus service to town centre very close by which also provides easy access to Mainline railway link to London Marylebone and shopping facilities.

## DIRECTIONS

From our office in Crendon Street, ascend the hill, into Amersham Hill and continue into Amersham Road. Proceed through the two sets of traffic lights before and after the Royal Grammar School, proceed over the first mini roundabout, turning right at the second into Totteridge Lane. Continue along Totteridge Lane and continue over the next mini-roundabout where the property can be found on the right-hand side immediately after the turning for Reynolds Close.

## ADDITIONAL INFORMATION

Share of Freehold, there is approximately 994 Years remaining on the lease: Service Charge; £110.00 Per month : We are advised that there is no ground rent payable.

## COUNCIL TAX

Band D

## EPC RATING

D

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

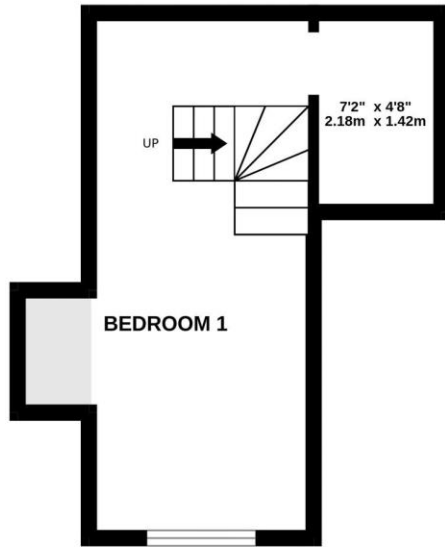
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

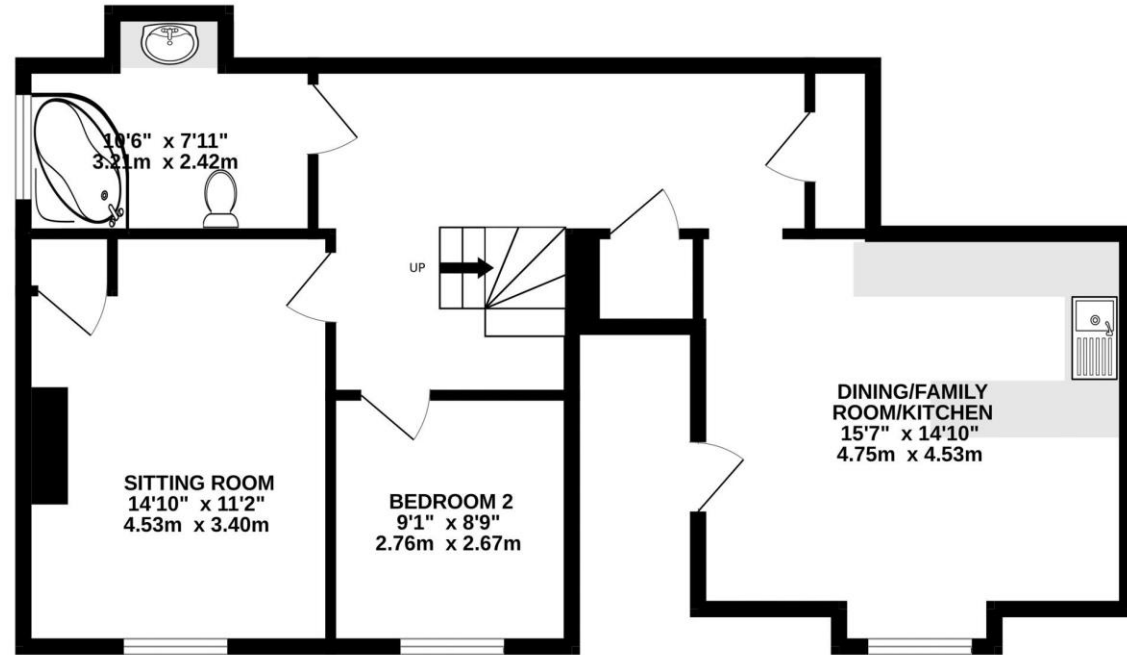
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LOWER GROUND FLOOR  
182 sq.ft. (16.9 sq.m.) approx.



GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 **wye** Partnership