



Totteridge Road, High Wycombe, Buckinghamshire, HP13 6EX



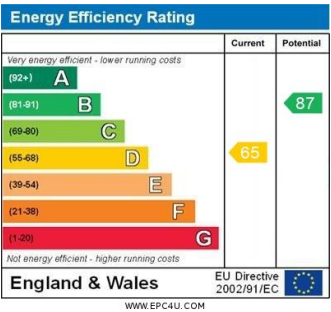
*A two-bedroom Victorian terrace in the heart of the town centre available with vacant possession.*

| Terraced Cottage Requiring Updating | Living Room | Separate Dining Room | Kitchen | Landing | Two Good Size Bedrooms | Bathroom | Gas Heating To Radiators | Double Glazing | Courtyard Garden | Cellar Room | No Onward chain |

A Victorian terrace cottage that offers potential for further improvement. The property is situated conveniently within easy walking distance of town centre amenities and train station. With accommodation on the ground floor of two separate reception rooms and kitchen with door giving access to the courtyard at the rear. There is a large cellar/basement with scope to incorporate. To the first floor there are two double bedrooms and a bathroom. The property has gas heating to radiators and double glazing. An excellent opportunity for a first-time buyer or investor.

**Price... £279,950**

**Freehold**



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### LOCATION

Being within a 5-minute walk of High Wycombe town centre and a 5-minute walk to the mainline train station with 25-minute trains to London as well as direct trains to Oxford and Birmingham. The town centre boasts plentiful amenities, extensive shopping, recreational to include many restaurants, 'The Swan theatre' and a bowling alley. The beautiful Rye Park is close by with its many attractions including a Lido, playgrounds and riverside cafe with boats for hire. Junction 3 & 4 for the M40 Motorway is just a short drive with access to London and The North.

### DIRECTIONS

From our office in Crendon Street and ascend the hill and just after the railway station turn right into Totteridge Road where the property can be found on the right-hand side shortly after the turning for Slater Street as indicated by a Wye Residential for sale board.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band C

#### EPC RATING

D

#### MORTGAGE

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

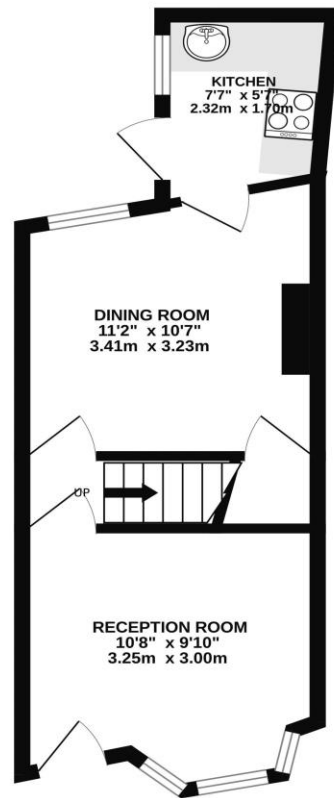
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

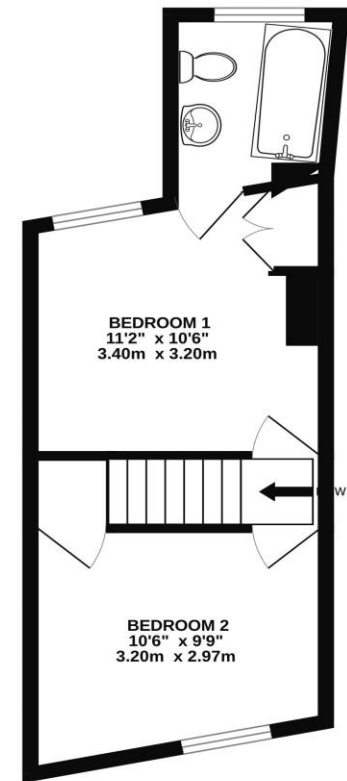
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 572sq.ft. (53.1 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