



Estate Agents  
**Hurst**

66 Totteridge Avenue, High Wycombe, Buckinghamshire, HP13 6XJ  
Offers In Excess Of £375,000

# 66 Totteridge Avenue, High Wycombe, Buckinghamshire, HP13 6XJ

Hurst are delighted to offer to the market this well kept and renovated two bedroom, Victorian cottage that comes with a spacious loft room and is presented in good condition throughout. The property is located in one of High Wycombe's sought-after residential locations, with the town centre and High Wycombe train station - with direct access to platform 3 (London bound side of the station) - both within a 5-10 minute walk of this home, making it perfect for those still looking to commute. This extremely well-presented property has been completely redecorated throughout and would make an ideal home for someone upsizing from an apartment or a first-time buyer. It could also make an extremely good buy to let investment with a rental return of circa £1650PCM. The property includes: sitting room with bay window to the front of the house leading through to an open plan dining area; stairs which have been moved to the side wall to create more space in the living area; a brand new galley kitchen which is larger than most houses of this style; two well sized bedrooms; a family bathroom; a spacious loft room / study; and rear garden. The property also benefits from: gas central heating; double glazing; a South-West facing, level rear garden (which is larger than average) and includes a patio. Residents and guests parking permits are available and the picturesque Rye Parkland (which boasts a park with gym facilities, outdoor lido, children's' play areas, woods and a stream) is within a 5 minute walk of the house.. 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 viewing is highly recommended.

**TWO BEDROOM MID-TERRACE COTTAGE**

**LOFT ROOM / STUDY**

**OPEN PLAN LIVING / DINING AREA**

**STUNNING NEW GALLEY KITCHEN**

**LEVEL REAR GARDEN WITH PATIO AREA**

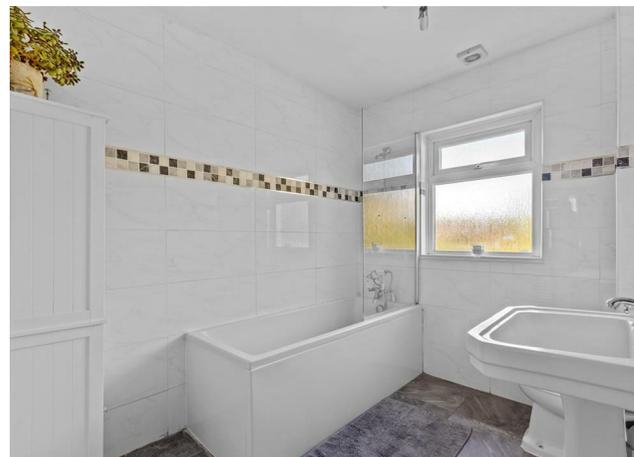
**5-10 MIN WALK OF TRAIN STATION**

**ATTRACTIVE VICTORAIN COTTAGE**

**INTERNAL AND EARLY VIEWING ADVISED**

**SOUGHT AFTER LOCATION NEAR TOWN CENTRE**

**DOUBLE GLAZED & GAS CENTRAL HEATING**







### Totteridge Avenue

Approximate Gross Internal Area  
 Ground Floor = 456 sq ft / 42.4 sq m  
 First Floor = 384 sq ft / 35.7 sq m  
 Room In Roof = 187 sq ft / 17.4 sq m  
 Total = 1027 sq ft / 95.5 sq m



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.



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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