



Totteridge House Totteridge Lane High Wycombe HP13 7LR

for sale
£350,000



Property Description

SHARE OF FREEHOLD

Step into a world of character and charm with this stunning split-level apartment, beautifully set within a converted Victorian house. Offering a unique layout across the first and second floors, this home is truly one-of-a-kind.

From the moment you enter, you're greeted by a welcoming hallway with handy storage, leading into a stylish kitchen/dining area complete with wood flooring and space for all your essentials. The dual-aspect living room is a showstopper—flooded with natural light, featuring a cozy fireplace, and a striking spiral staircase that adds a real wow factor.

Upstairs, the master bedroom boasts double fitted wardrobes (reduced height), while the second bedroom offers generous space for guests or a home office. The sleek, fully tiled bathroom is designed for modern living, with an open shower and contemporary finish.

Outside, enjoy beautifully maintained communal grounds set in approximately one-third of an acre, plus residents' parking for convenience.

Located at 'Totteridge House' on the edge of Totteridge Common, this property combines countryside tranquillity with town convenience—just moments from High Wycombe's vibrant centre and the mainline station, whisking you to London Marylebone in under 30 minutes. A rare opportunity to own a piece of history with modern comfort—don't miss out!

Reception

9' 8" max x 11' 3" max (2.95m max x 3.43m max)

Kitchen

13' 1" max x 9' 6" max (3.99m max x 2.90m max)

Bedroom One

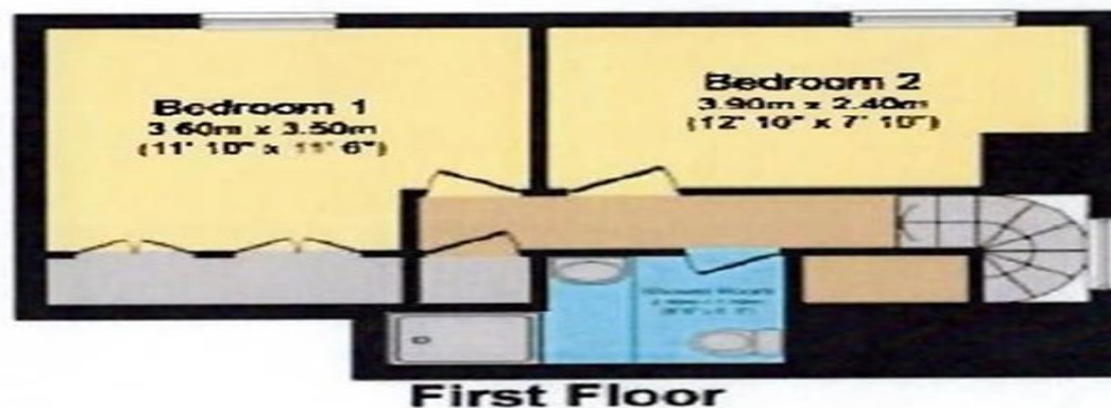
11' 10" max x 11' 6" max (3.61m max x 3.51m max)
with built in wardrobe.

Bedroom Two

12' 10" max x 7' 10" max (3.91m max x 2.39m max)







To view this property please contact Connells on

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: E Council Tax
 Band: D

Service Charge:
 2070.86

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/WYC313412](https://www.connells.co.uk/Property/WYC313412)

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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