



93. Totteridge Avenue

High Wycombe

- A Unique Contemporary Two Bedroom Detached Bungalow
- Stunning Open Plan Lounge/Dining Room/Kitchen With Modern Fittings And Bathroom
- Underfloor Heating Throughout And Double Glazed Windows
- Bi-Fold Doors Leading To Private Enclosed Courtyard Garden, Driveway Parking To Side
- Short Walk To Town Centre, Train Station And The Rye Parkland
- Viewing Strongly Recommended To Appreciate The Uniqueness Of This Quality Home
- Available With No Onward Chain

Located in a popular residential road just a stones throw from High Wycombe town centre and mainline train station with regular fast service to London, Birmingham and Oxford. Just a short walk to town with its numerous amenities including restaurants, bars, local shops and the Eden shopping centre. The beautiful Rye Park is just at the bottom of the road with its many attractions including 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.

Council Tax band: D

Tenure: Freehold

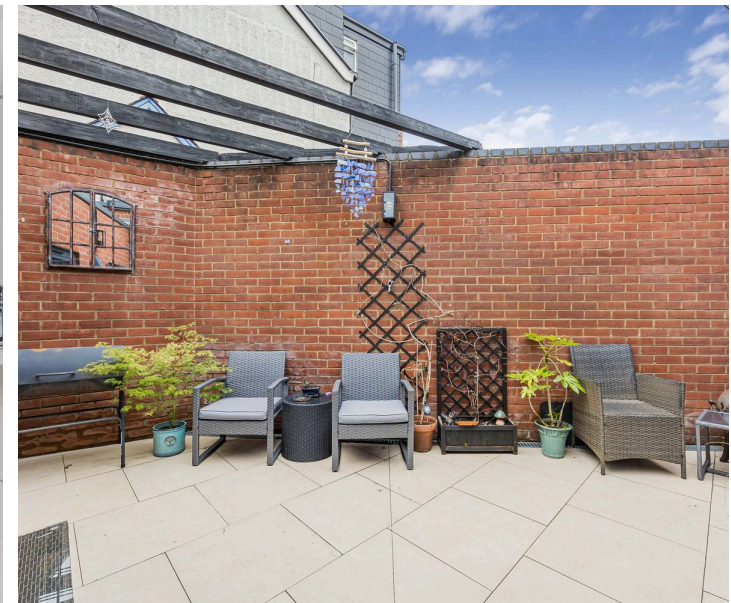
EPC Energy Efficiency Rating: C

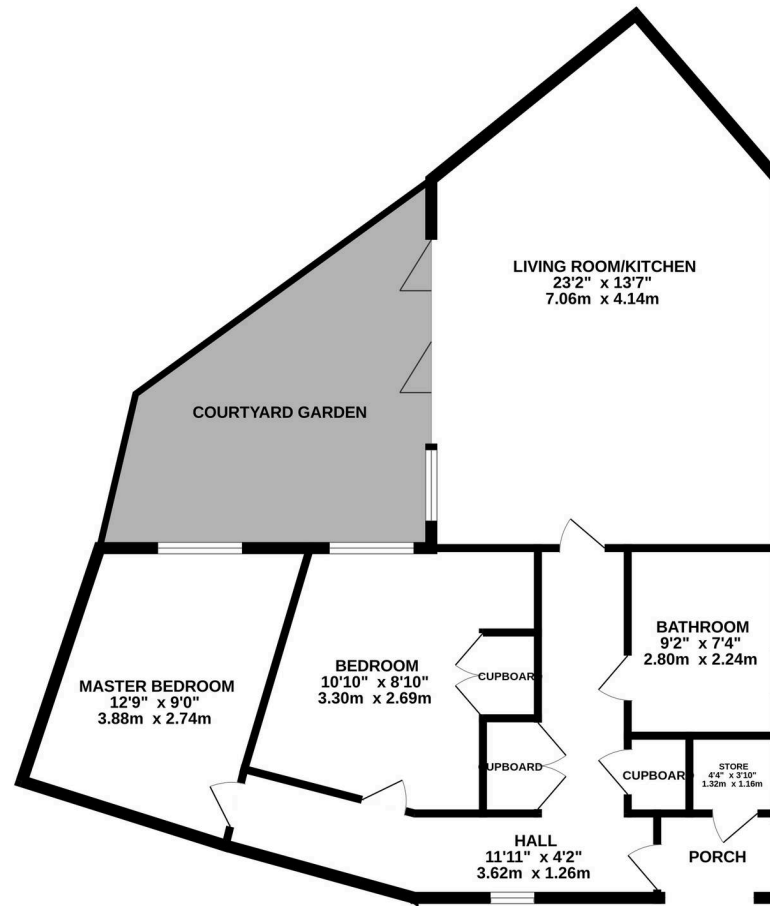


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A unique opportunity to acquire this contemporary two bedroom detached bungalow, ideally situated just a short walk from the town centre, train station, and the picturesque Rye parkland. The property offers a stunning open plan lounge with air conditioning, dining room, and kitchen, featuring high quality modern fittings and a stylish bathroom. Bi-fold doors lead to a private courtyard garden, perfect for secluded entertaining. Underfloor heating runs throughout the home, complemented by double glazed windows for year-round comfort and energy efficiency. Both bedrooms are well-proportioned and finished to a high standard, providing flexible living or guest accommodation. The property also benefits from driveway parking to the side. Designed with modern living in mind, this home is perfect for those seeking a low-maintenance, high-specification lifestyle in a highly desirable location. Available with no onward chain, this property presents an exceptional opportunity for buyers looking to move quickly. Viewing is strongly recommended to fully appreciate the uniqueness and quality of this beautifully presented home.





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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