



6 Denewood Totteridge Road, High Wycombe, HP13 7LH
£295,000

6 Denewood Totteridge Road

High Wycombe, High Wycombe

- An End Terrace Home In A Small Select Development
- Cloakroom, Living Room, Kitchen
- Two Bedrooms, Shower Room
- Gas Central Heating To Radiators, Double Glazed Windows
- Allocated Parking Space Plus Garage
- Close To Local Amenities Yet Within 1 Mile Of The Town Centre

Located in a small development 1 mile north of the town and railway station the property is within walking distance of local shops and schools and on a bus route. The town centre itself has a vast array of shopping, schooling and leisure facilities as well as the mainline railway station serving London Marylebone in under half an hour. Junction 4 of the M40 motorway is a short drive away. Totteridge Common is a short walk away with the Rye Park also within easy reach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



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A well cared for two bedroom end terrace home is situated within a small, select development, offering a comfortable and convenient lifestyle. The property features a living room, kitchen, and a useful cloakroom on the ground floor. Upstairs, you will find two well-proportioned bedrooms and a Shower Room. The house benefits from gas central heating to radiators and double glazed windows. For added convenience, there is an allocated parking space next to the property as well as a garage. The location is ideal, being close to local amenities and within one mile of the town centre, making it perfect for those seeking easy access to shops, schools, and transport links.

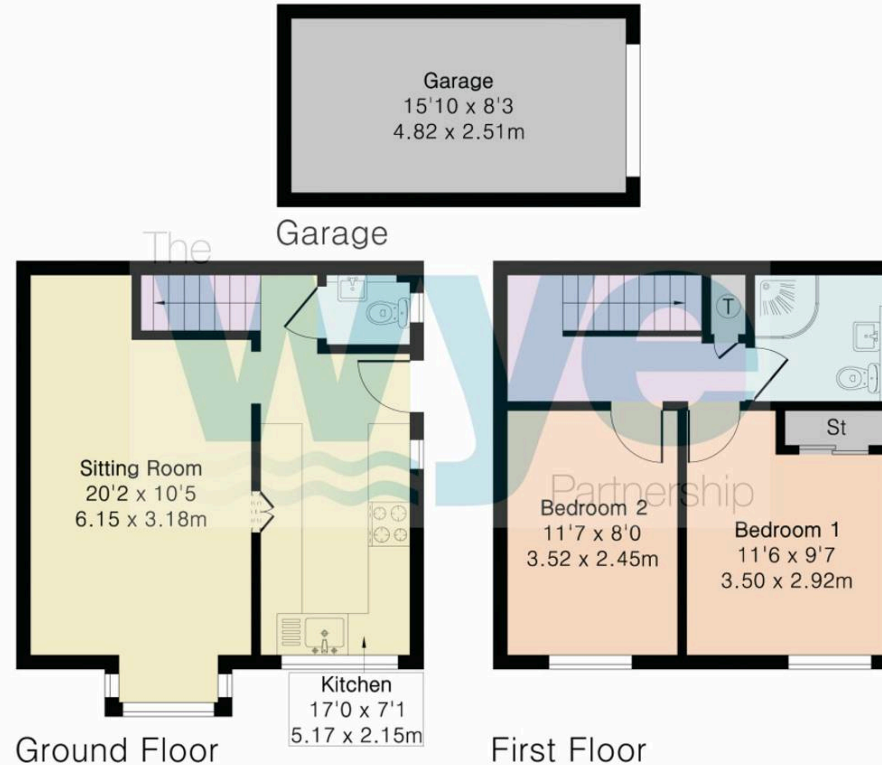


**Approximate Gross Internal Area 653 sq ft - 61 sq m
(Excluding Garage)**

Ground Floor Area 332 sq ft – 31 sq m

First Floor Area 321 sq ft – 30 sq m

Garage Area 130 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership High Wycombe

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