



Totteridge Avenue
High Wycombe HP13 6XG

for sale offers in excess of
£375,000



Property Description

This charming two-bedroom semi-detached home on Totteridge Avenue offers well-proportioned accommodation and a convenient setting close to local amenities.

The ground floor features a welcoming living room with an attractive bay window, a separate dining room, a kitchen with an adjoining utility room, and a useful downstairs WC. A side entrance with stairs provides access to the first floor, where you'll find two bedrooms, each with fitted wardrobes, and a well-appointed bathroom complete with bath, shower cubicle, WC, and wash basin.

Outside, the property includes a neat front garden with a footpath leading to the entrance, while the fully enclosed rear garden offers both lawn and patio areas, perfect for outdoor relaxation.

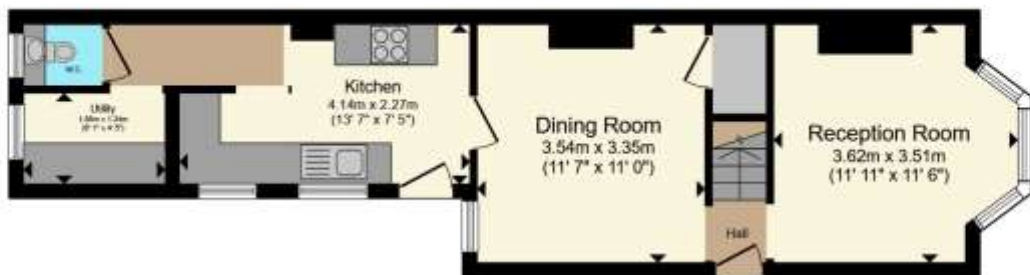
The home also benefits from permit parking through the local authority, currently £66 per annum.

High Wycombe train station, with direct services to London Marylebone, is approximately 0.58 miles from the property. With the town centre providing a number of amenities including shops and restaurants. Families will appreciate the nearby schooling options: Hannah Ball School is the closest primary school, while The Highcrest Academy is the nearest secondary school.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 77.6 m² (835 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WYC313619



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC313619 - 0005