



**Connells**

Totteridge House Totteridge Lane  
High Wycombe



### Property Description

Step into a home full of character and charm with this beautiful split-level apartment, set within an elegant converted Victorian house and offered with a share of freehold. Spanning the first and second floors, this distinctive property combines period appeal with modern comfort in a thoughtfully arranged layout.

The entrance opens into a bright and welcoming hallway, complete with practical storage, leading through to a stylish kitchen/dining area. Finished with attractive wood flooring, this space offers both functionality and a warm, inviting atmosphere for everyday living.

The dual-aspect living room is a true standout feature—bathed in natural light, centred around a cosy fireplace, and enhanced by a striking spiral staircase that creates a unique visual focal point.

Upstairs, you'll find two well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes with reduced height, while the second bedroom offers versatility as a guest room, nursery, or home office. A sleek, fully tiled bathroom completes the upper floor, featuring a contemporary open shower and high-quality modern finishes.

Externally, residents can enjoy beautifully maintained communal grounds extending to approximately one-third of an acre, as well as the convenience of allocated residents' parking.

### Location

Located at Totteridge House on the edge of Totteridge Common, this exceptional home combines the tranquillity of a semi-rural setting with the convenience of being just moments from High Wycombe's vibrant town centre and mainline station—offering direct journeys to London Marylebone in under 30 minutes.

### 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)

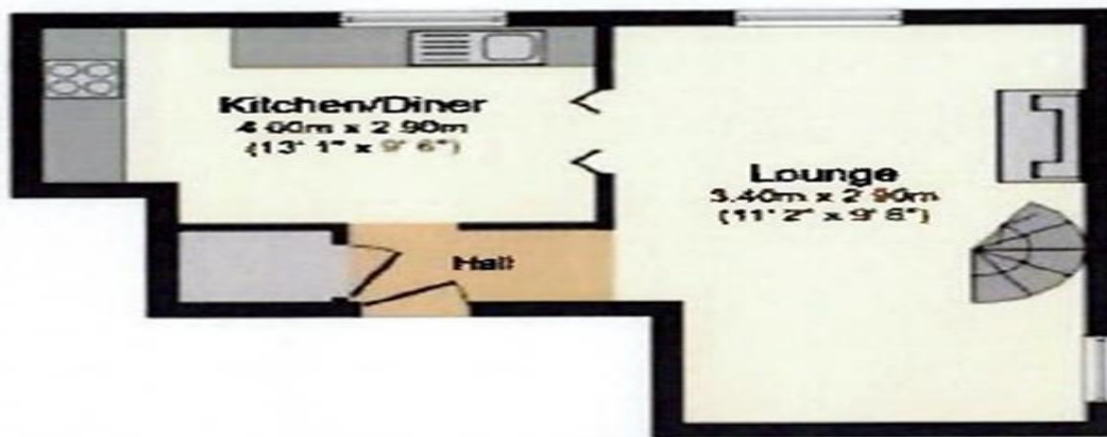
### Bedroom One

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

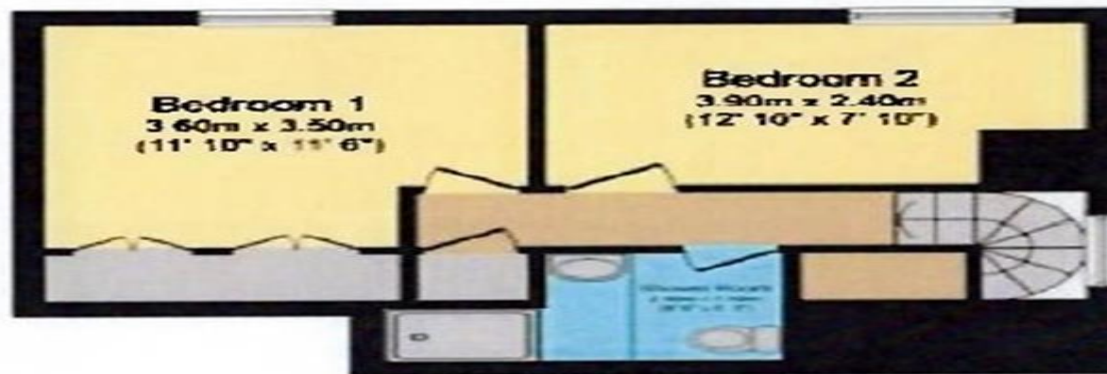
### Bedroom Two

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





**Ground Floor**



**First Floor**



To view this property please contact Connells on

**T 01494 534 822**  
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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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