



Connells

Totteridge Avenue
High Wycombe



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.

Entrance Hall

Reception Room

11' 11" max x 11' 6" max (3.63m max x 3.51m max)

Dining Room

11' 7" max x 11' max (3.53m max x 3.35m max)

Kitchen

13' 7" max x 7' 5" max (4.14m max x 2.26m max)

Utility

6' 1" max x 4' 5" max (1.85m max x 1.35m max)

WC

Landing

Bedroom One

11' 6" max x 9' 3" max (3.51m max x 2.82m max)

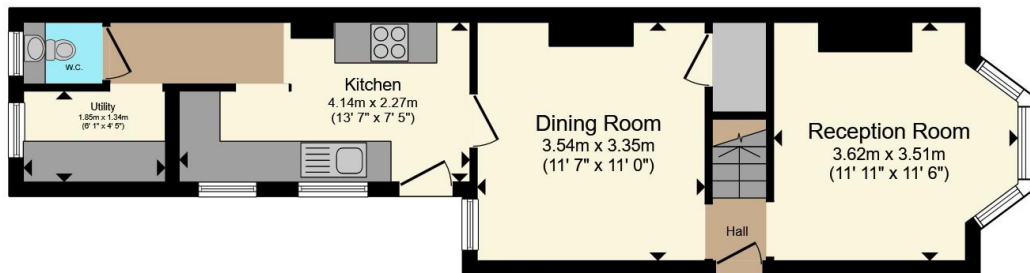
Bedroom Two

11' max x 8' 8" max (3.35m max x 2.64m max)

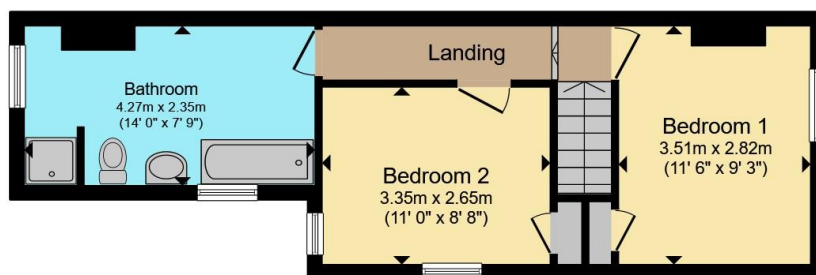
Bathroom

14' max x 7' 9" max (4.27m max x 2.36m max)





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



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

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

Tenure: Freehold



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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 - 0002