

Connells

Totteridge House Totteridge Lane
High Wycombe

Totteridge House Totteridge Lane
High Wycombe HP13 7LR

for sale
£300,000







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.

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.

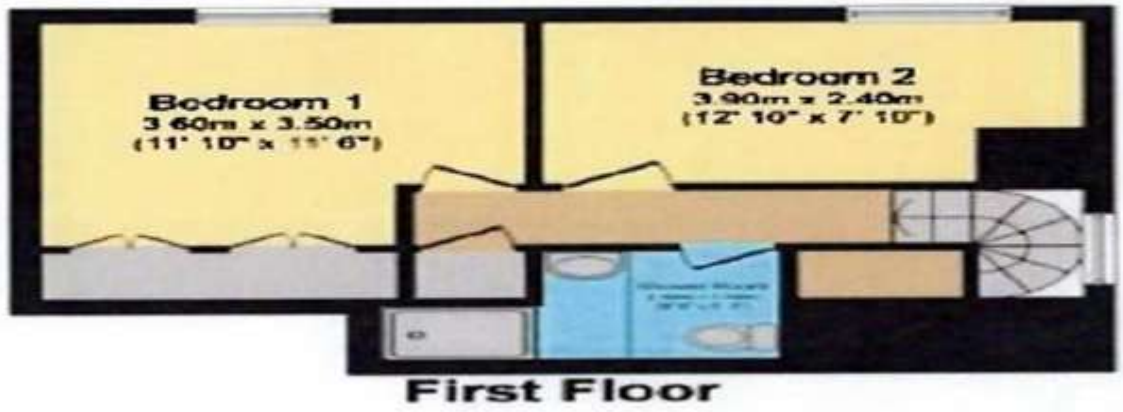
Agents Note:

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.













To view this property please contact Connells on

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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

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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