



37 Totteridge Avenue, High Wycombe, Buckinghamshire, HP13 6XG

Hurst are delighted to offer to the market, this absolutely stunning and tastefully renovated, three bedroom, Victorian property that is located in less than 1/4 of a mile walk of High Wycombe train station with direct access to platform 3 (London bound side of the station), making it perfect for those looking to commute. This popular property that has undergone various updates and improvements by its current owners and would make a wonderful home for a young couple, or family, and with the addition of the loft conversion and summer house it really does give a much more versatile and space/feel to this period property. The accommodation includes; entrance hall, living room with bay window to front aspect, dining room with under stairs storage cupboard, modern fitted kitchen/breakfast room with door to rear garden and a stunning full width window with a superb view of the garden, to the first floor there is a large main bedroom with bay window to front aspect, a study, further bedroom and beautiful four piece family bathroom. The converted loft now provides a double bedroom with en-suite shower room. The property also benefits from; gas central heating, double glazed windows, sizeable rear garden for this type of property, with various areas providing perfect spaces for entertaining and secluded, summer house/studio, side access, driveway parking and the ability to apply for residents parking permits. This really is a superb opportunity to purchase a wonderful home that is perfect for those looking to commute and/or start a family and an internal and early viewing is strongly advised. The owner has found a property they like and that is the end of chain.



THREE BEDROOM VICTORIAN HOME

TWO BATHROOMS

TASTEFULLY RENOVATED THROUGHOUT

FIVE MINUTE WALK OF WYCOMBE TRAIN STATION

EARLY VIEWING STRONGLY ADVISED

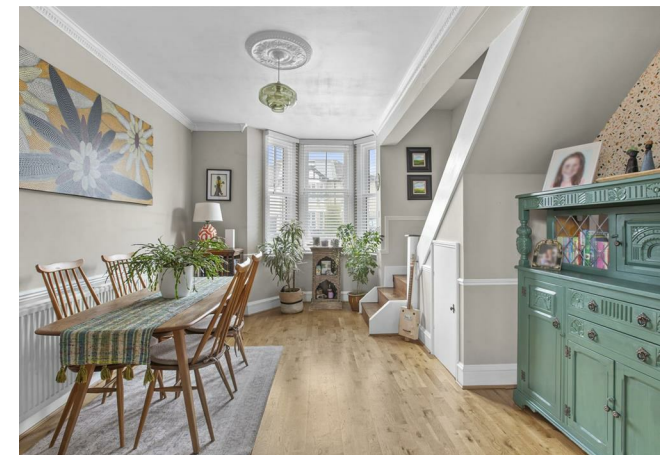
GAS CENTRAL HEATING & DOUBLE GLAZED

**OWNERS HAVE FOUND AN END OF CHAIN
PROPERTY**

DRIVEWAY PARKING

LARGER THAN AVERAGE REAR GARDEN

KITCHEN/BREAKFAST ROOM







Totteridge Avenue, High Wycombe

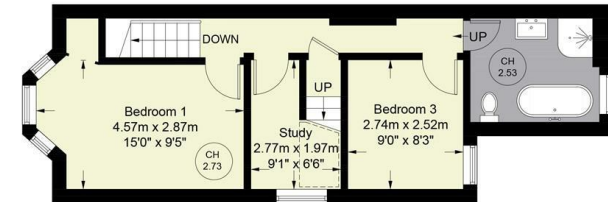
Approximate Gross Internal Area
 Ground Floor = 506 sq ft / 47.0 sq m
 First Floor = 425 sq ft / 39.5 sq m
 Second Floor = 219 sq ft / 20.3 sq m
 Summer House = 113 sq ft / 10.5 sq m
 Total = 1263 sq ft / 117.3 sq m



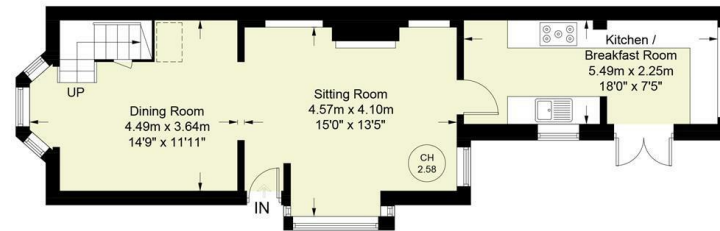
CH 2.58 = Ceiling Height
 = Reduced headroom below 1.5m / 5'0"



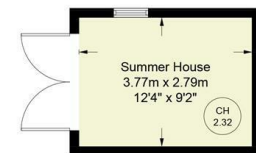
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



(Not Shown In Actual Location / Orientation)

Floor Plan produced for Hursts by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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