



Connells

Totteridge House Totteridge Lane
High Wycombe



Property Description

Step into a world of character and charm with this stunning split-level apartment, beautifully positioned within a converted Victorian house and offered with share of freehold. Arranged across the first and second floors, this truly unique home boasts an inviting and thoughtfully designed layout.

Upon entering, you're welcomed by a bright hallway with useful storage, leading into a stylish kitchen/dining area featuring attractive wood flooring and ample space for everyday essentials. The dual-aspect living room is an absolute highlight—flooded with natural light and enhanced by a cosy fireplace and a striking spiral staircase that creates an unforgettable focal point.

The upper level offers two well-proportioned bedrooms: a master bedroom complete with reduced height fitted wardrobes, and a generous second bedroom ideal for guests or a home office. The sleek, fully tiled bathroom exudes contemporary elegance, designed with an open shower and modern finishes throughout.

Outside, the property enjoys beautifully maintained communal grounds extending to approximately one-third of an acre, along with convenient residents' parking.

A rare opportunity to own a piece of Victorian history with modern comfort and the added benefit of share of freehold—this is one you won't want to miss.

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.

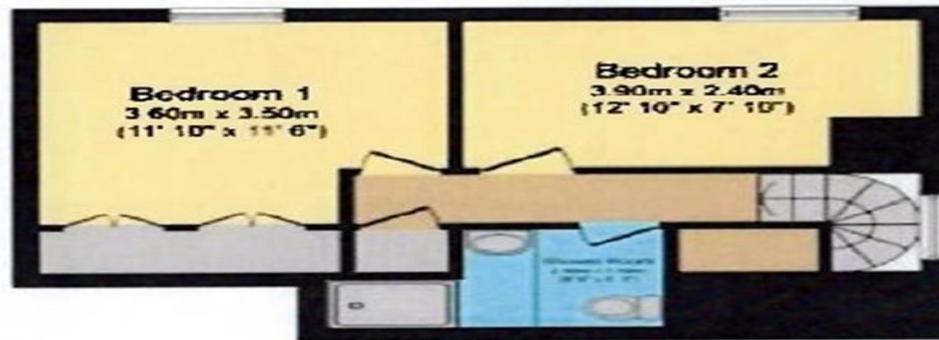
Bedroom Two

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
E highwycombe@connells.co.uk

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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Property Ref: WYC313412 - 0006