

Totteridge Road High Wycombe HP13 6EX









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Guide price £325,000

A beautifully renovated two double bedroom period home, ideally situated within a stone’s throw of High Wycombe’s town centre and mainline railway station. Combining period charm with newly refurbished interiors, this attractive home benefits from landscaped gardens and a basement offering scope for further accommodation, subject to the necessary consents.

Description

The front door opens into a welcoming sitting room, where a charming bay window overlooks the enclosed front garden. Beyond, the stylish kitchen/dining room features dove grey Shaker-style cabinetry, an integrated oven, gas hob and extractor, together with space for an integrated fridge/freezer. A separate utility room completes the ground floor, with a door providing access to the rear garden.

Upstairs, there are two well-proportioned double bedrooms and a newly refitted family bathroom.

Outside, both the front and rear gardens have been landscaped, providing attractive spaces to enjoy. The rear garden also benefits from separate access, while the basement offers useful additional space and potential for conversion into a habitable room, subject to the necessary approvals.

Further benefits include a full electrical rewire, a new gas-fired combination boiler, new UPVC double glazing and external doors, and residents' parking.

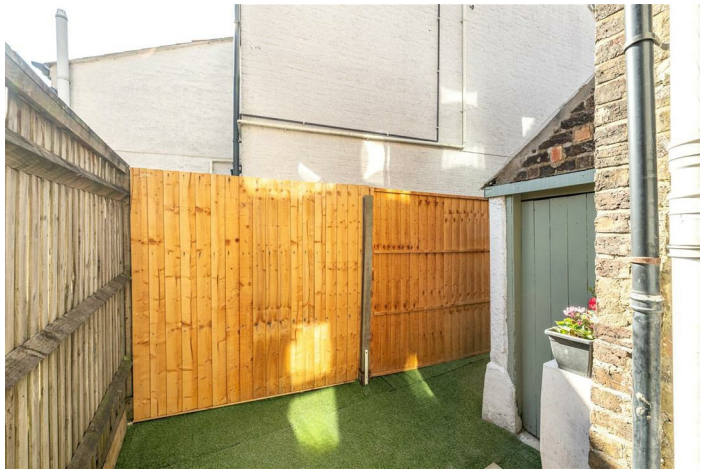
Situation

Totteridge Road is conveniently situated for access to High Wycombe's town centre and mainline railway station, making it an appealing location for first-time buyers, commuters and buy-to-let investors. Direct rail services to London Marylebone provide a convenient connection to the capital, while local shops cater for everyday essentials.

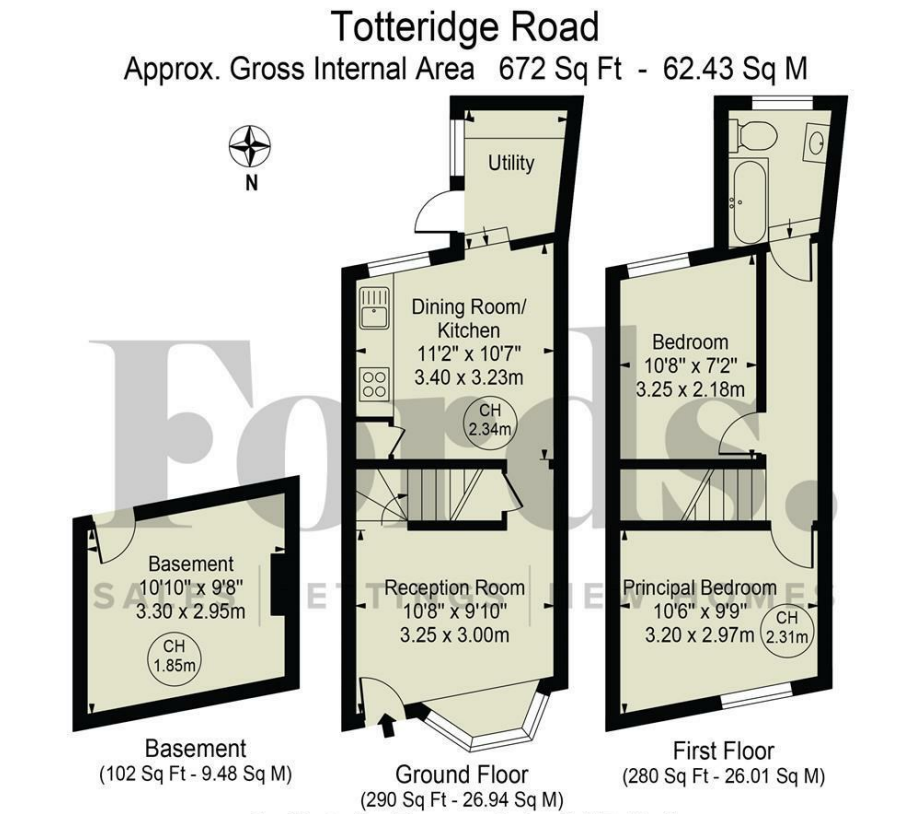
The town centre offers a wide choice of shopping, dining and leisure facilities, including the Eden Shopping Centre, with its range of retailers, restaurants and entertainment. This combination of amenities and transport connections makes the area an attractive option for buyers seeking a well-connected home and investors looking to appeal to professional tenants.







Floor Plans

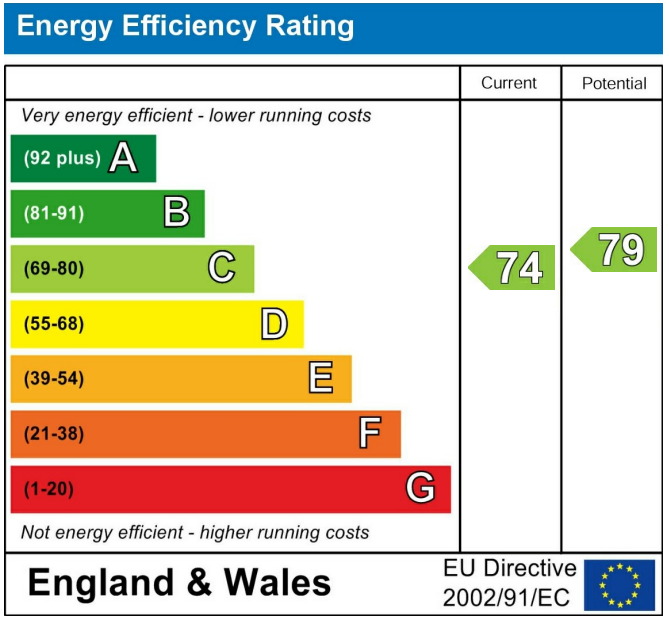


This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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Area Map



Energy Performance Graph



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