

30 Totteridge Avenue, High Wycombe, Buckinghamshire, HP13 6XJ - Offers in Excess of £410,000



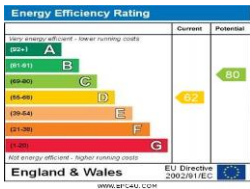
*A hugely impressive semi-detached character cottage within easy walking distance of town centre amenities and train station.*

| Attractive Victorian Built Semi-Detached House | Beautifully Presented | Character Features Throughout | Living Room | Separate Dining Room | Modern Kitchen | downstairs toilet/utility/cloakroom | Landing | Two Double Bedrooms | Refitted Bathroom | Double Glazing | Gas Fired Central Heating To Radiators | Off Road Parking | Large Landscaped Gardens With Office Cabin/ Occasional Room | Easy Walking Distance Of Town Centre And Station | Viewing Strongly Recommended |

A Victorian built semi-detached house that has been the subject of considerable expenditure by the current owners and is offered for sale in excellent decorative order throughout. The property has a contemporary feel yet combines a number of character features throughout and is complemented by a delightful rear garden which is the largest within the road. It has also been used for filming by Netflix for a series in 2022. With accommodation comprising: Entrance lobby, living room with stove, separate dining room with ornamental fireplace, modern refitted kitchen with integrated appliances, downstairs toilet/utility/cloakroom. On the first floor there are two double bedrooms and a refitted bathroom with a 4 claw bath. To the outside there is off road parking to the front with a large established rear garden with a cabin/occasional room that provides versatility of use.

**Price... Offers in Excess of £410,000**

*Freehold*





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## LOCATION

Located in a popular residential road just a stones throw from High Wycombe Town Centre and mainline train station with regular fast service to London and Birmingham. Just a short walk to town with its numerous amenities including restaurants, bars, local shops and the Eden shopping centre. The beautiful Rye Park is just at the bottom of the road with its many attractions including Lido, playgrounds and riverside cafe with boats for hire. Junction 3 & 4 for the M40 Motorway is just a short drive with access to London and the North.

## DIRECTIONS

From our office in Crendon Street, ascend the hill turning right just after the station into Totteridge Road. Proceed for approximately half a mile taking the fourth turning on the right into Totteridge Avenue where number 30 can be found after a short distance on the right.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band C

### EPC RATING

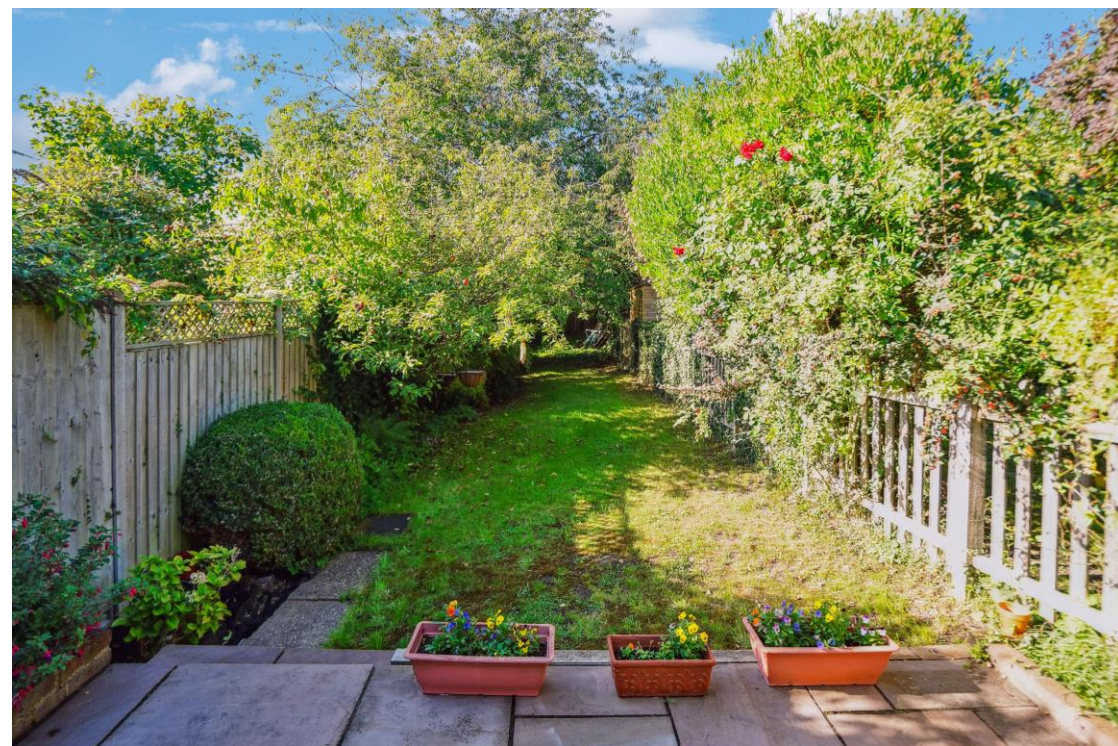
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### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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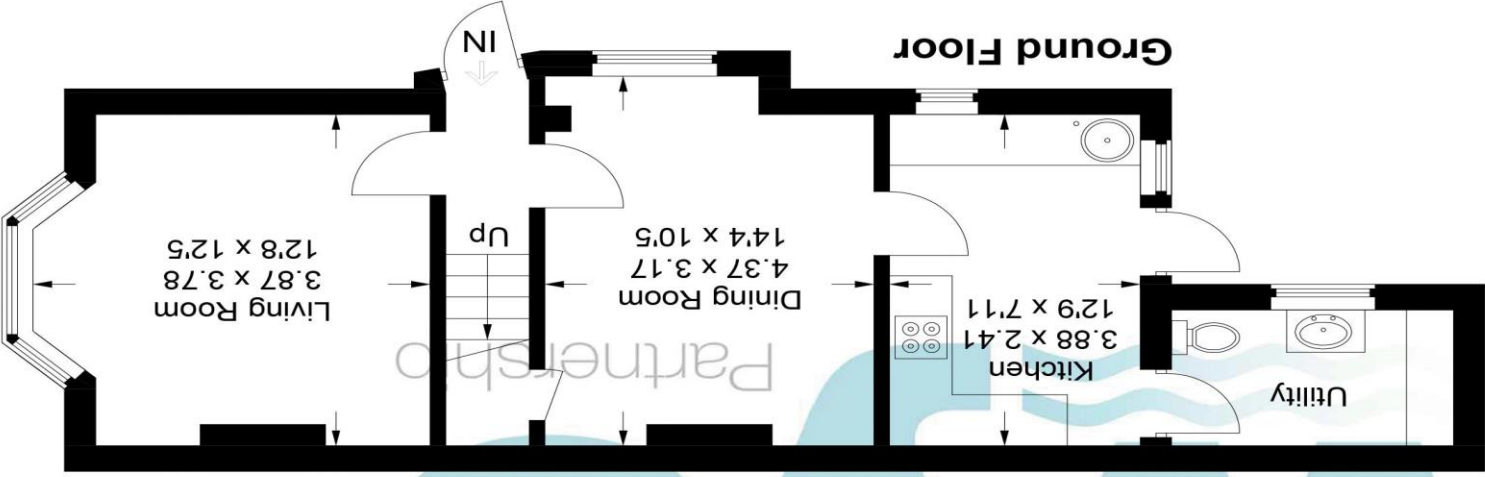
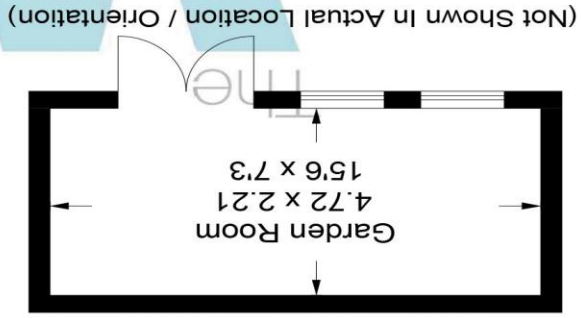
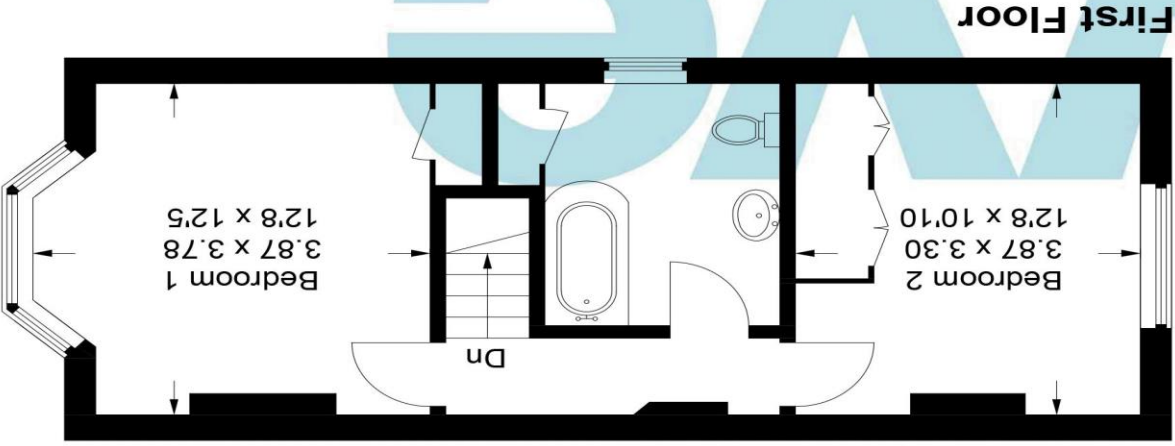






## 30 Totteridge Avenue

Approximate Gross Internal Area  
Ground Floor = 46.3 sq m / 498 sq ft  
First Floor = 40.0 sq m / 430 sq ft  
Garden Room = 10.3 sq m / 111 sq ft  
Total = 96.6 sq m / 1,039 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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