



18 Totteridge Avenue, High Wycombe, Buckinghamshire, HP13 6XJ - £365,000

We are pleased to offer for sale this character, bay fronted, three-bedroom semi detached house situated in a popular area within a short walk of the town centre and railway station.

Entrance Hall | Lounge With Bay Window | Large Open Plan Kitchen/Breakfast | Large Utility Room | Ground Floor Shower Room | First Floor Landing | Three Good Size Bedrooms | Gas Central Heating To Radiators | Double Glazed Windows | In Need Of Some Updating | Character Features | Short Walk From Town Centre And Railway Station | Driveway Parking To the Front | Level Rear Garden Extending To Approx 100' | We Hold keys For Early Viewings | No Upper Chain |

We are pleased to offer for sale this character, bay fronted, three-bedroom semi detached house, situated in a popular area within a short walk of the town centre and railway station. The property offers well-proportioned accommodation is heated by gas central heating to radiators and has double glazed windows. There is a spacious lounge to the front, a good size kitchen/dining room, which is open plan to a utility area with a shower room beyond, and three good size bedrooms on the first floor. The level rear garden extends to approx 100' in length and there is driveway parking to the front. The property is sold with no upper chain, and we recommend early viewing.

Price... £365,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		86
(81-91)	C		
(69-80)	D	62	
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			

Very energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

www.epc4u.com



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 18 can be found a short distance along on the right.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

