



30 Totteridge Avenue, High Wycombe, HP13 6XJ

In Excess of £410,000

30 Totteridge Avenue

High Wycombe, High Wycombe

- Living Room, Separate Dining Room, Modern Kitchen, Utility/Cloakroom.
- Two Double Bedrooms, Refitted Period Style Bathroom Suite.
- Character Features Throughout.
- Large Rear Garden With Garden Cabin/Occasional Room.
- Easy Walking Distance Of Town Centre Amenities And Train Station.

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

Council Tax band: C

Tenure: Freehold

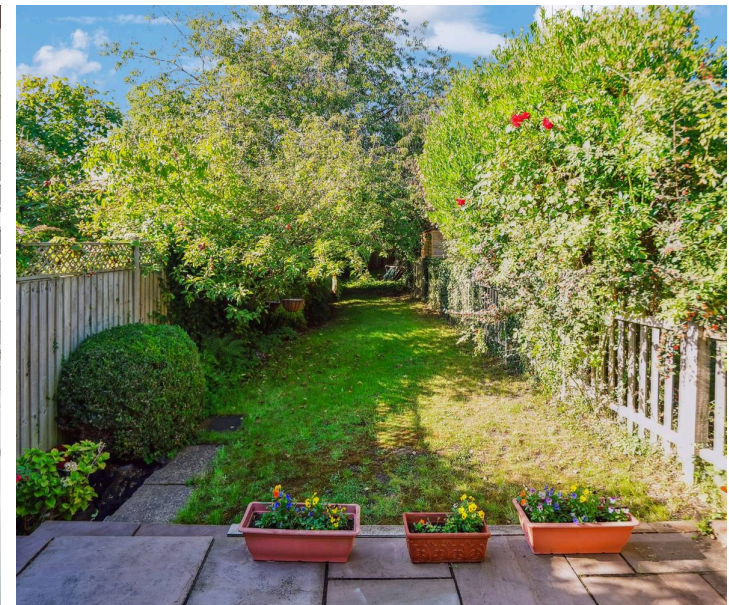
EPC Energy Efficiency Rating: D



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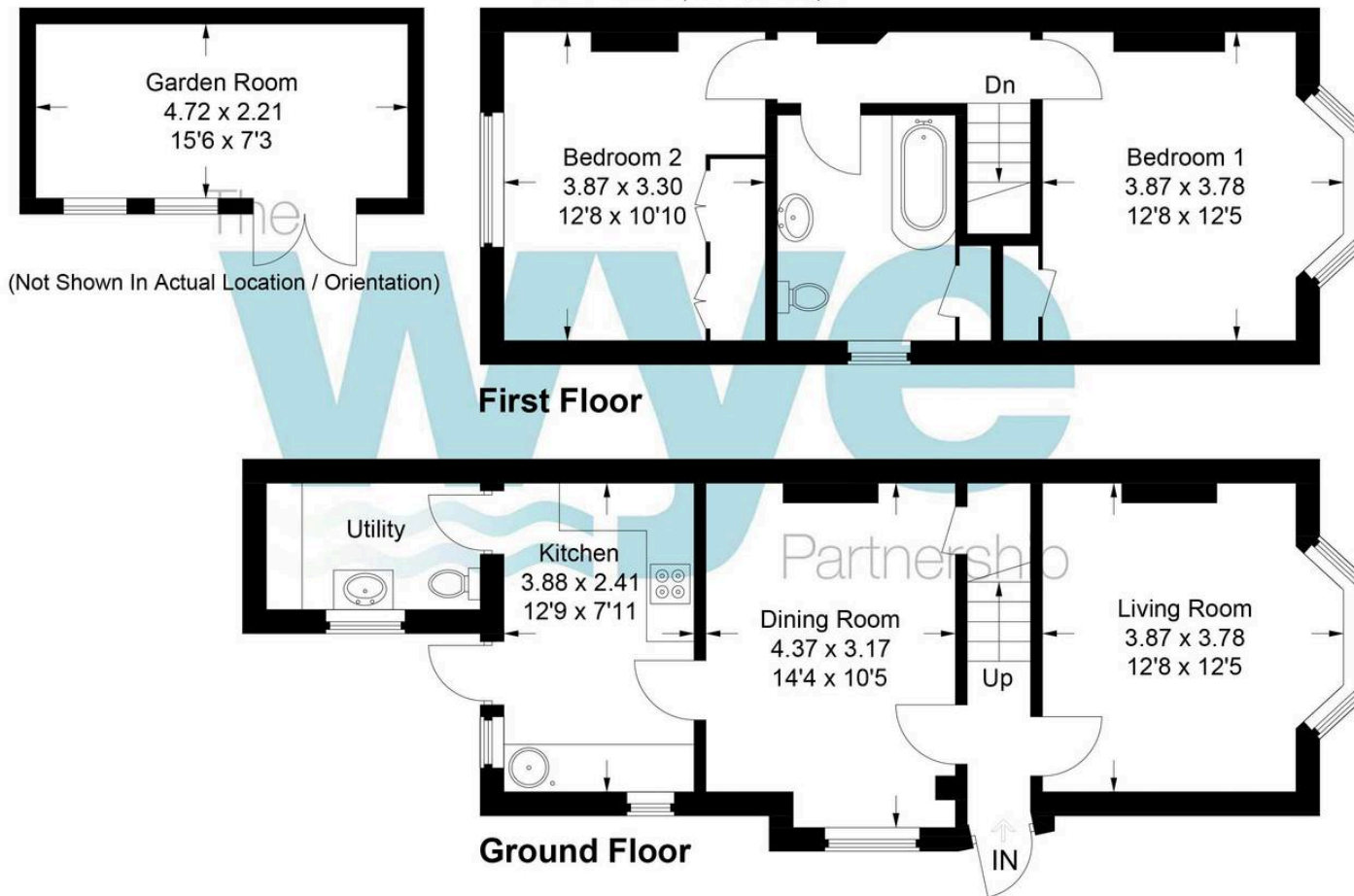
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A Victorian built semi-detached house that has been the subject of considerable expenditure by the current owners and is offered for sale in excellent decorative order throughout. The property has a contemporary feel yet combines a number of character 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.



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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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