14 Totteridge Avenue, High Wycombe, HP13 6XJ

Fixed Price £400,000 *Freehold*

Chain-free Edwardian home with private driveway, immaculate presentation and easy walking distance to the station.

- No Onward Chain
- Driveway Parking
- Walking Distance To High Wycombe Station
- End Of Terrace Home
- Excellent Condition Throughout
- Two Double Bedrooms
- Reception Room And a Dining Room
- Modern Kitchen And a Utility Room
- Contemporary Bathroom
- South Facing Garden
- Close To The Station
- EPC: E

Chain-free Edwardian home with private driveway, immaculate presentation and easy walking distance to the station.

Combining Edwardian charm with stylish modern interiors, this spacious two-bedroom end-of-terrace home offers a refitted kitchen, a generous rear garden and driveway parking, all within easy reach of High Wycombe town centre and the mainline railway station.

The ground floor features a welcoming bay-fronted living room and a separate dining room opening into the beautifully refitted kitchen, creating an inviting space for everyday living and entertaining. A useful utility area adds further practicality.

Upstairs are two generously sized double bedrooms and a contemporary family bathroom. Outside, the good-sized rear garden provides plenty of space for outdoor dining and relaxation, while the driveway offers convenient off-road parking.

The location puts a wide range of amenities within easy reach, including the Eden Shopping Centre, Wycombe Retail Park, local schools and the mainline station, with fast services to London Marylebone.

Viewing is highly recommended to appreciate the space, character and finish of this lovely home.

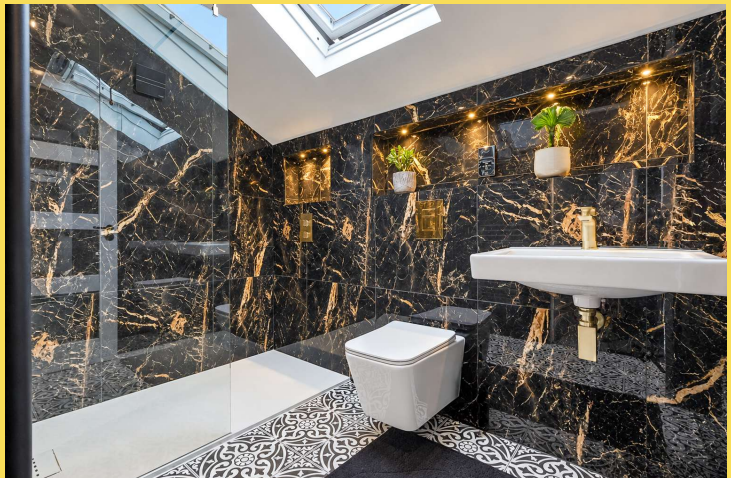
Directions From our office in Crendon Street proceed onto Amersham Hill and take the first turning on the right into Totteridge Road. Take the third turning right into Totteridge Avenue where the property can be located on the right hand side.

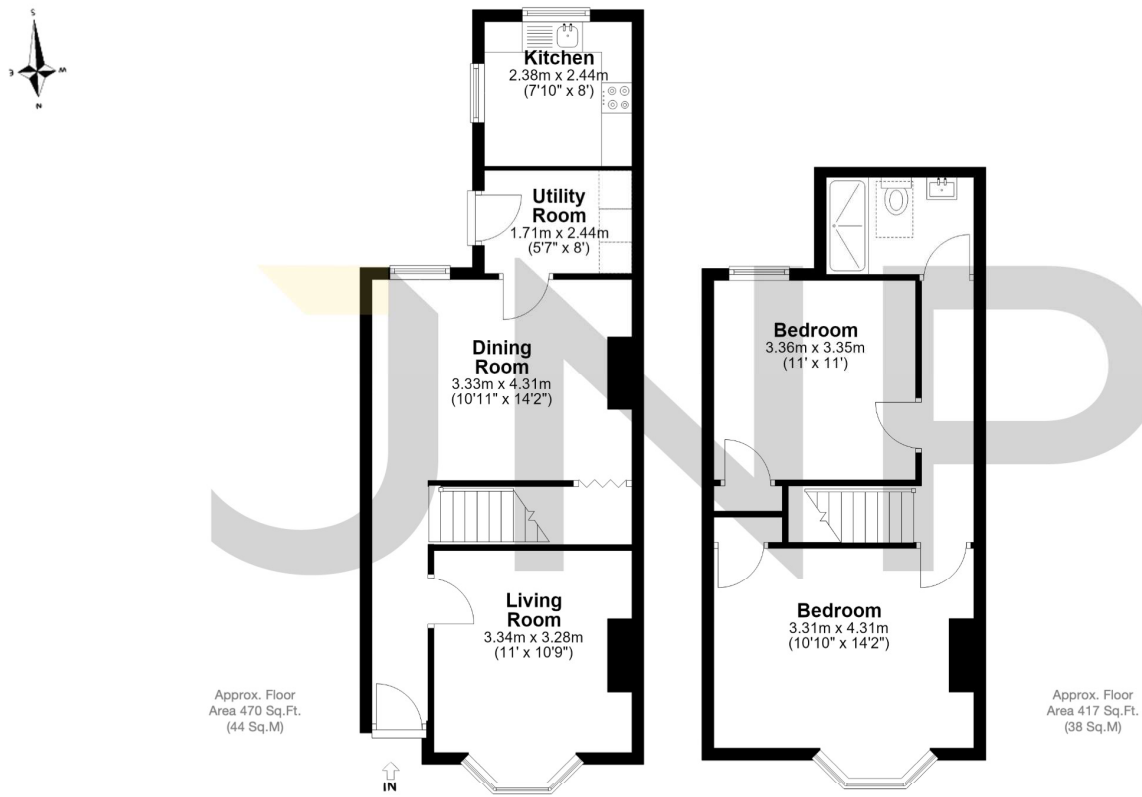
Agents Note:
Please note the property is currently on a shared ownership scheme with Peabody but it is sold as a full 100% freehold house. Seller will staircase to 100% share alongside of the sale. All info from Peabody in the letters.

Tenure: Freehold
The property offers a potential rental income of £1,550 PCM. Council Tax band C. EPC band E.

Agents Note
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer
Please note that it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note that we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 79 SqM (849 Sq.Ft)

Totteridge Avenue, High Wycombe, Buckinghamshire, HP13 6XJ

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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