



142B Totteridge Road, High Wycombe, Bucks, HP13 6HZ

Hurst are pleased to offer to the market this two bedroom, semi-detached home that is located just a 10 minute walk of High Wycombe's town centre and train station. This property would make a great first time purchase or for those looking to upsize from a flat and is ideal for those looking to commute to London as provides simple access to Platform 3 of Wycombe train station, or it would be a great buy to let opportunity with a rough rental income of circa £1400 PCM. The accommodation includes; entrance hall, store cupboard, large lounge/dining room with door to a South facing rear garden, fitted kitchen, spacious double bedroom to the front aspect, a further bedroom to the rear and a family bathroom. The property further benefits from UPVC double glazing, gas central heating, driveway parking for four cars and enclosed and South facing rear garden that is mainly laid to lawn with side access. An internal viewing is highly recommended.

**TWO BEDROOM SEMI-DETACHED PROPERTY
ENCLOSED SOUTH FACING REAR GARDEN
GAS CENTRAL HEATING
DRIVEWAY PARKING FOR FOUR VEHICLES
DOUBLE GLAZED
WALKING DISTANCE OF TOWN & TRAIN
STATION
IDEAL FIRST TIME PURCHASE
INTERNAL VIEWING ADVISED
GOOD BUY TO LET INVESTMENT
FREEHOLD PROPERTY**







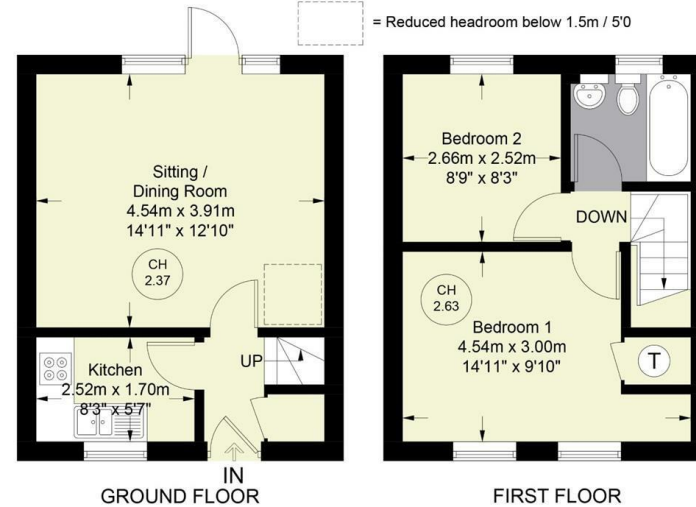
Totteridge Road

Approximate Gross Internal Area
Ground Floor = 286 sq ft / 26.6 sq m
First Floor = 284 sq ft / 26.4 sq m
Total = 570 sq ft / 53.0 sq m



CH 2.37 = Ceiling Height

= Reduced headroom below 1.5m / 5'0"



Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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