



Estate Agents  
**Hurst**

Flat 3 Totteridge House Totteridge Lane, High Wycombe, Buckinghamshire, HP13 7LR

£350,000

# Flat 3 Totteridge House Totteridge Lane, High Wycombe, Buckinghamshire,

A rare opportunity to acquire this beautiful ground floor two bedroom maisonette with a PRIVATE GARDEN & GARDEN OFFICE forming part of this charming 1800's building which was originally built for the mayor of High Wycombe.

'Totteridge House' is located on the doorstep of Totteridge common on the Hazlemere side of High Wycombe within close proximity to the town centre and mainline train station (which connects to London Marylebone in under 30 minutes). The accommodation comprises: spacious open plan lounge/kitchen/diner with working fireplace, two double bedrooms with fitted wardrobes and modern family bathroom. The property further benefits: private enclosed rear garden, detached garden office, gas central heating, double glazing, well-kept manicured communal gardens and two unallocated off street parking spaces.

#### LEASEHOLD INFORMATION:

- SHARE OF FREEHOLD

- LEASE LENGTH: NEW 999 YEAR LEASE UPON COMPLETION OF SALE.

- SERVICE CHARGE: £137.54 PER MONTH.

- GROUND RENT: N/A.

COUNCIL TAX BAND: D



**PRIVATE ENCLOSED GARDEN  
DETACHED GARDEN OFFICE  
OFF STREET RESIDENTS PARKING  
CHARMING CHARACTER FEATURES**

**WORKING FIREPLACE  
WELL MAINTAINED COMMUNAL GARDENS  
CLOSE TO TOTTERIDGE COMMON  
GAS CENTRAL HEATING  
MODERN FAMILY BATHROOM  
NEW 999 YEAR LEASE**

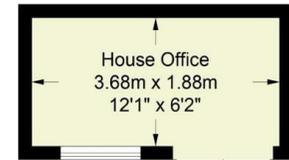
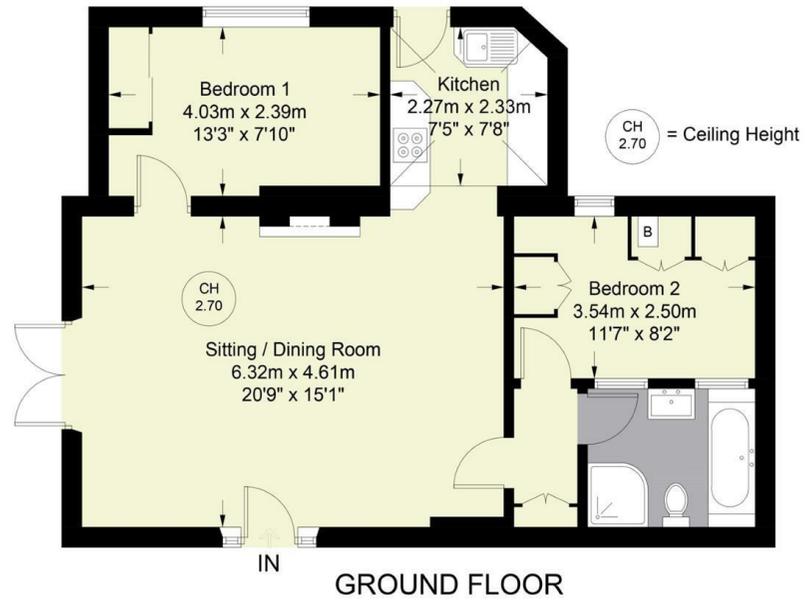






### Totteridge Lane

Approximate Gross Internal Area = 700 sq ft / 65.0 sq m  
 House Office = 75 sq ft / 7.0 sq m  
 Total = 775 sq ft / 72.0 sq m



(Not Shown In Actual Location / Orientation)



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.



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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