



## Totteridge Avenue

High Wycombe

HP13 6XG

Monthly Rental Of £1,250

- First Floor Apartment Available Early October 2023
- Two Bedrooms | Fully Tiled Bathroom
- Double Glazed Windows | Gas Central Heating
- Bay Windowed Living Room & Fully Fitted Kitchen
- Parking For One Car | Close Proximity to Town Centre
- EPC Rating: D | Council Tax Band: B



T: 01494 358358

E: [lettings@wyeres.co.uk](mailto:lettings@wyeres.co.uk)

W: [www.wyeres.co.uk](http://www.wyeres.co.uk)

# Totteridge Avenue, High Wycombe, HP13 6XG

## PROPERTY FACTS

Two Bedroom Apartment | Bay Windowed Living Room | Fully Fitted Kitchen | Bathroom | Gas Central Heating | Walking Distance to Station and Two Centre | Available Early October 2023 | Unfurnished | EPC Rating: D | Council Tax Band: B

Available unfurnished early October 2023, a first floor apartment, with its own private entrance, two bedrooms, bay windowed living room, fully fitted kitchen, bathroom, gas central heating and parking for one car. The property is located just five minutes walk from the station, with thirty minute London trains; the town centre is under a mile.

## LOCATION FACTS

In an established residential area of principally older buildings, less than a mile from the town centre which provides extensive amenities, including frequent Heathrow buses. The station, with 30 minute London Marylebone trains, is just 5 minutes walk. Buses operate just yards from this apartment serving the town, and local facilities are within a few minutes walk. Two M40 junctions are reached in under ten minutes drive and the 50 acre Rye park is easily reached on foot.

## DIRECTIONS

In an approach from High Wycombe centre, leave on the A404 towards Amersham and immediately above the station turn right in to Totteridge Road. Take the fourth turning right in to Totteridge Avenue and the property will be seen shortly on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

