



Estate Agents
Hurst

2 Hill House, 312 Totteridge Road, High Wycombe, Buckinghamshire, HP13 7LP

£230,000

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A characterful, 1920's, one bedroom first floor maisonette converted in 1971 that is located in this very peaceful, private cul-de-sac within walking distance of the town centre and mainline railways station. The accommodation includes; large double aspect living room with feature brick fireplace (not in use presently) and a door to balcony area, fitted kitchen/dining area with integrated gas and electric oven and far-reaching tree lined views, large double bedroom with fitted wardrobes and cupboards and a bay window again with far-reaching views, modern shower room. The property also benefits from; gas central heating to radiators served by a combination boiler that was new 5 years ago, UPVC double glazing, designated garden area of lawn with fruit trees and low fence surround, allocated parking for two vehicles next to the property. The maisonette also benefits from sole access to a large first floor enclosed balcony area which is not officially owned (the freeholder wanted to protect against any extensions) but that no one else can access, resulting in free, exclusive use of this quality outdoor space.

Lease: Originally 189 years in 1971 with 136 years remaining. Ground Rent: Peppercorn £0. Service Charge: The only charge is for the building insurance each year, which this year was approximately £600.

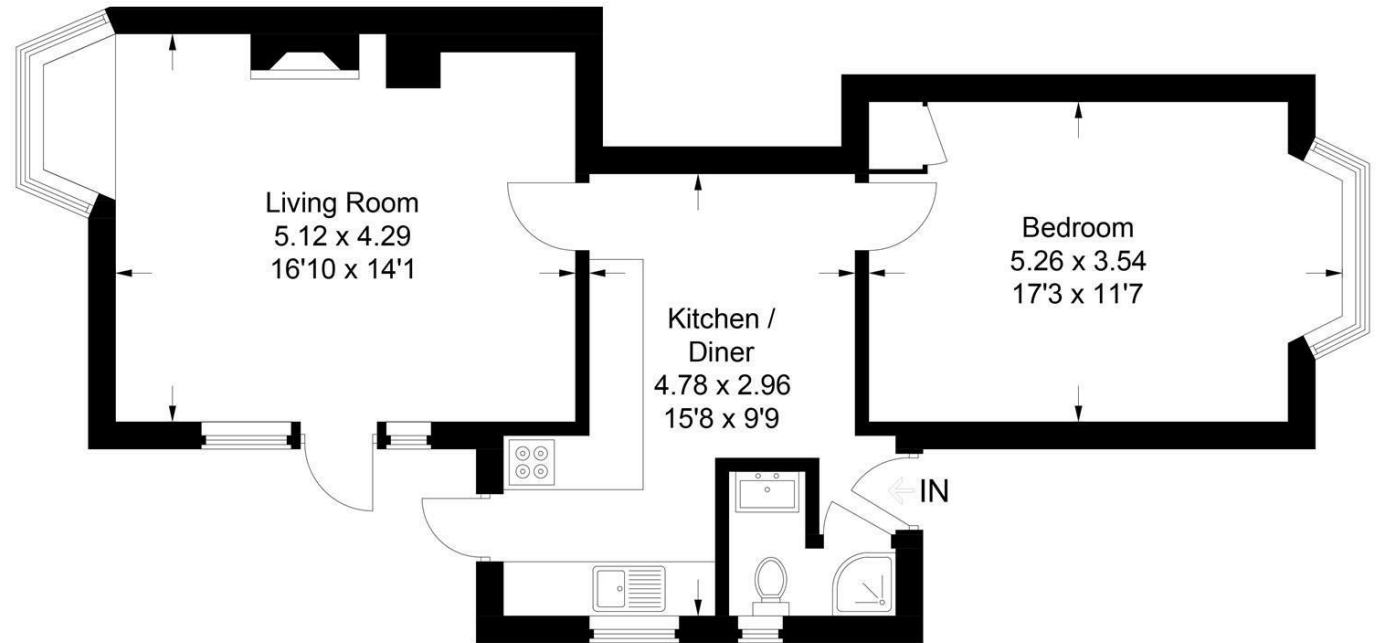
1920'S CHARACTER
KITCHEN WITH DINER
SPACIOUS LIVING ROOM
LARGE DOUBLE BEDROOM
MODERN SHOWER ROOM
PARKING TWO CARS
FAR REACHING VIEWS
QUIET LOCATION
GAS CENTRAL HEATING
LOW OUTGOINGS







Approximate Gross Internal Area
58.1 sq m / 625 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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