



Estate Agents  
**Hurst**

16 Partridge Way, High Wycombe, HP13 5JX  
Offers In Excess Of £450,000

# 16 Partridge Way, High Wycombe, HP13 5JX

A spacious three-bedroom, semi-detached property requiring an element of modernisation throughout that makes a wonderful family home, with its versatile accommodation to the ground floor and its larger than average rear garden. Situated in this idyllic location, Partridge Way offers excellent access to the superb local schools, benefits from far reaching views, and offers miles of countryside walks across West Wycombe and Downley Common. The accommodation includes; entrance hallway, guest cloakroom, large lounge/dining room with patio doors, family room with access to rear garden, fitted kitchen, utility room, three bedrooms and a four piece family bathroom. The property also benefits from; UPVC double glazing, gas central heating, enclosed rear garden, garage and driveway parking for two vehicles. NO ONWARD CHAIN



**SUPERB LOCATION**  
**WALK OF WEST WYCOMBE VILLAGE**  
**GARAGE AND DRIVEWAY**  
**LARGE REAR GARDEN**  
**UTILITY SPACE**  
**GAS CENTRAL HEATING**  
**CLOSE TO GRAMMAR SCHOOLS**  
**CLOSE TO TOWN CENTRE**  
**FAR REACHING VIEWS**  
**EXTENDED TO REAR**







## Partridge Way

Approximate Gross Internal Area  
 Ground Floor = 736 sq ft / 68.4 sq m  
 First Floor = 475 sq ft / 44.1 sq m  
 Garage = 146 sq ft / 13.6 sq m  
 Total = 1357 sq ft / 126.1 sq m



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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