





# 21 Lansdowne Way, High Wycombe, Buckinghamshire, HP11 1TR

A bright and spacious two DOUBLE bedroom REAR EXTENDED semi-detached house offered to the market in immaculate condition throughout. The property is located on the sought after Handy Cross side of High Wycombe down a quiet residential road within close proximity to local amenities and transport links including; junction 4 of the M40, John Lewis, Cinema, restaurants and Asda Superstore. The accommodation comprises; entrance hall, large open plan lounge/diner with patio doors leading out to a secluded & enclosed rear garden, contemporary fitted kitchen, two DOUBLE bedrooms (with fitted wardrobe & storage cupboards) and modern family bathroom. The property further benefits; driveway parking, garage (with front & rear access), brick storage cupboard (by front door), gas central heating and UPVC double glazing.

**SOUGHT AFTER LOCATION**  
**IMMACULATE CONDITION**  
**LARGE EXTENDED LIVING ROOM/DINER**  
**CONTEMPORARY FITTED KITCHEN**  
**GARAGE & DRIVEWAY PARKING**  
**SECLUDED REAR GARDEN WITH PERGOLA**  
**BUILT IN WARDROBES**  
**CLOSE TO J.4 OF M40**  
**GAS CENTRAL HEATING**  
**UPVC DOUBLE GLAZING**



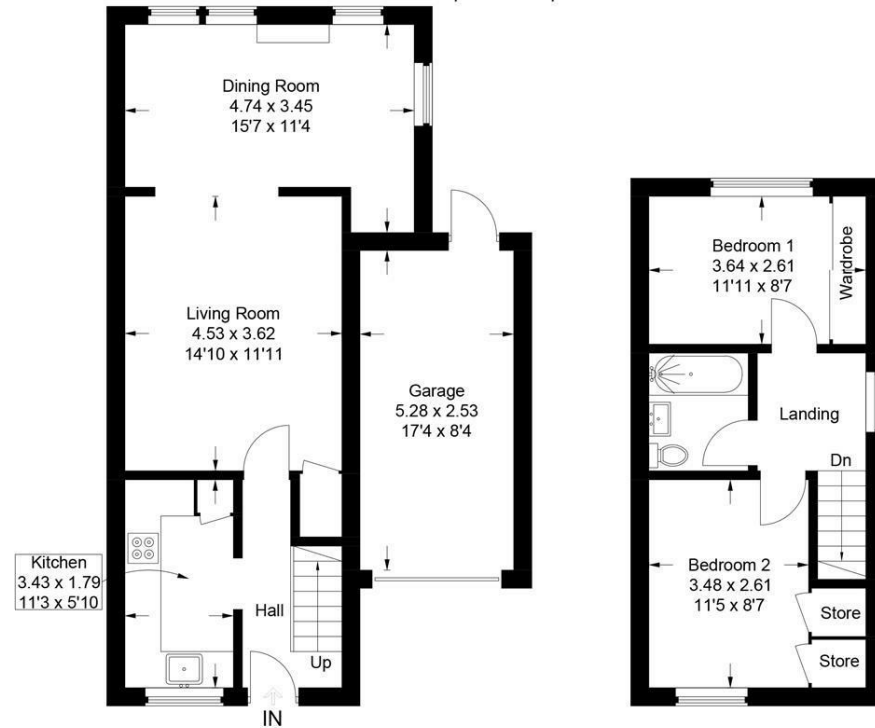








Approximate Gross Internal Area  
 Ground Floor = 43.9 sq m / 472 sq ft  
 First Floor = 29.3 sq m / 315 sq ft  
 Garage = 13.6 sq m / 146  
 Total = 86.8 sq m / 933 sq ft



**Ground Floor**

**First Floor**

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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