



66 Lansdowne Way, High Wycombe, Bucks, HP11 1TN

Hurst are pleased to offer to the market this extremely popular, and a little unique, two-bedroom property that has been well cared for by its current owner and is offered to the market with no onward chain. Cressex is an extremely sought after area and this property is situated in a quiet cul-de-sac that is perfectly placed for those looking to commute, offering superb access to junction four of the M40, as well as being within walking distance of all the local schools and just a short drive from John Lewis, retail outlet and Booker Common which offers miles of countryside walks. This property started out as a one bedroom and has been extended over the years, providing an additional bedroom, conservatory and would make an ideal first time purchase or buy to let investment with a rough rental return of around £1500 PCM. The accommodation includes:- entrance hall, lounge with stairs leading to first floor, fitted kitchen, conservatory with door to rear garden, second bedroom to the ground floor and a double bedroom and family bathroom to the first floor. The property also benefits from:- gas central heating, garage in block, allocated parking for one vehicle, huge cabin/summer house that is perfect for a gym or study, spacious rear garden that is South facing with lawn and patio area. The loft has also been fitted with desk area and could potentially provide another study room with some small alterations. This really is a superb starter house or first time purchase and we would strongly recommend an early and internal viewing to fully appreciate everything this home has to offer.

TWO BEDROOM PROPERTY

PARKING - GARAGE - HUGE CABIN

GAS CENTRAL HEATING & DOUBLE GLAZED

CUL-DE-SAC LOCATION

IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT

NO ONWARD CHAIN

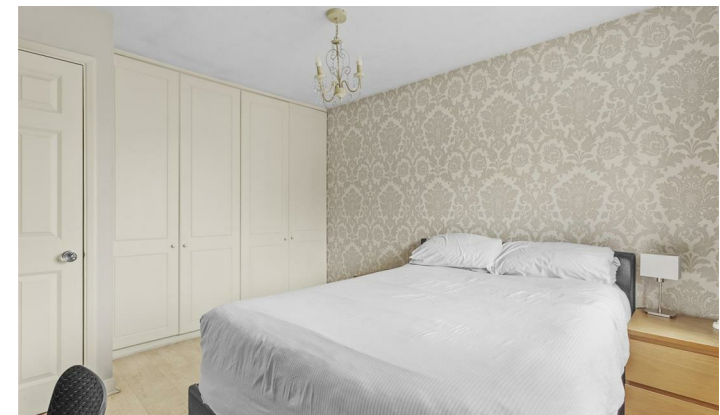
GOOD ACCESS TO JUNCTION 4 OF THE M40

EXTENDED PROPERTY

ENCLOSED, LEVEL & SOUTH FACING REAR GARDEN

INTERNAL VIEWING ADVISED





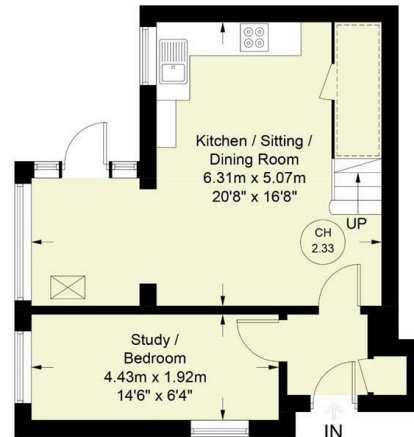


Lansdowne Way

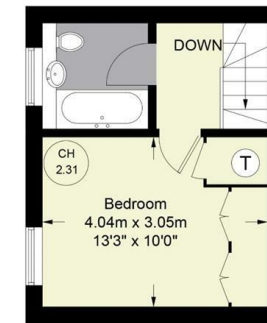
Approximate Gross Internal Area
Ground Floor = 411 sq ft / 38.2 sq m
First Floor = 222 sq ft / 20.6 sq m
Summer House = 189 sq ft / 17.6 sq m
Total = 822 sq ft / 76.4 sq m



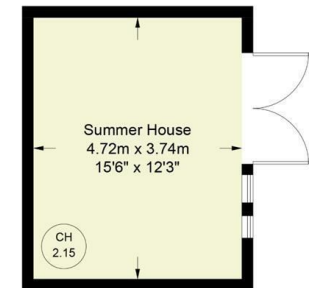
CH 2.33 = Ceiling Height



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

Reduced headroom below 1.5m / 5'0"

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.

Hurst Estate Agents

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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