



Lansdell Avenue, High Wycombe, Buckinghamshire, HP12 4UQ



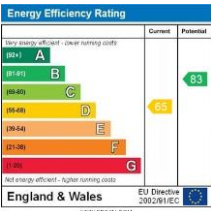
*A stunning four-bedroom, two-bathroom detached chalet bungalow located on a large level plot in this popular residential location a short walk from open playing fields.*

Large Covered Porch | Spacious Entrance Hall | Large Lounge With Media Wall And Bay Window | Modern Refitted Kitchen/Breakfast Room Including Appliances | Stunning Orangery/Conservatory Overlooking Rear Garden | Four Good Size Bedrooms | Two Bathrooms | Gas Central Heating To Radiators | Double Glazed Window And Doors | Immaculate Turn Key Condition Throughout | Fantastic Secluded 130' Level Rear Garden | Garage | Storage Sheds | Additional Block Paved Driveway Parking For Several Cars | Highly Regarded Residential Area | Under A One Minute Walk To Fernie Fields Recreation Ground | No Upper Chain | We Hold Keys For Early Viewing | Must Be Seen Internally |

We are delighted to offer for sale this stunning four-bedroom, two-bathroom detached chalet bungalow located on a large level plot in this popular residential location, a short walk from open playing fields. This turnkey family home has been much improved by the current owners and offers gas central heating to radiators and double-glazed windows and doors. The well planned, immaculate accommodation, extends to a spacious welcoming entrance hall, generous lounge with bay window, a modern refitted kitchen that is open plan to a fantastic orangery overlooking the rear garden, all four bedrooms are well proportioned and the bathrooms have been refitted with quality fittings. Externally the property has a wonderful secluded rear garden extending to approx 130ft. There is a garage and off-road parking for several cars in the paved driveway. Being offered with no upper chain we hold keys for early viewings.

**Price... £630,000**

*Freehold*





## LOCATION

Located to the South West of High Wycombe Town Centre in a popular road close to Booker Common and ideally situated for local amenities including the Handy Cross Hub, Cinema Complex and Major Supermarkets. High Wycombe Town Centre is just a short drive away with its mainline train station, with regular fast service to London Marylebone, Bus Station and Eden Shopping complex. Junction 4, M40 is just a short drive providing access to London, Oxford and Birmingham. The charming town of Marlow is also just a short drive with its range of high street shops, restaurants, bars and River Thames.

## DIRECTIONS

From the multi roundabout system in High Wycombe, ascend Marlow Hill, continuing through the traffic lights onto the roundabout at junction 4 of the M40 motorway. Once on the roundabout take the fifth exit onto John Hall Way, pass over the next two mini roundabouts turning left at the third onto Cressex Road. Proceed for approximately half a mile whereupon Lansdell Avenue can be found on the right-hand side, number 8 is on your right.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

D

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

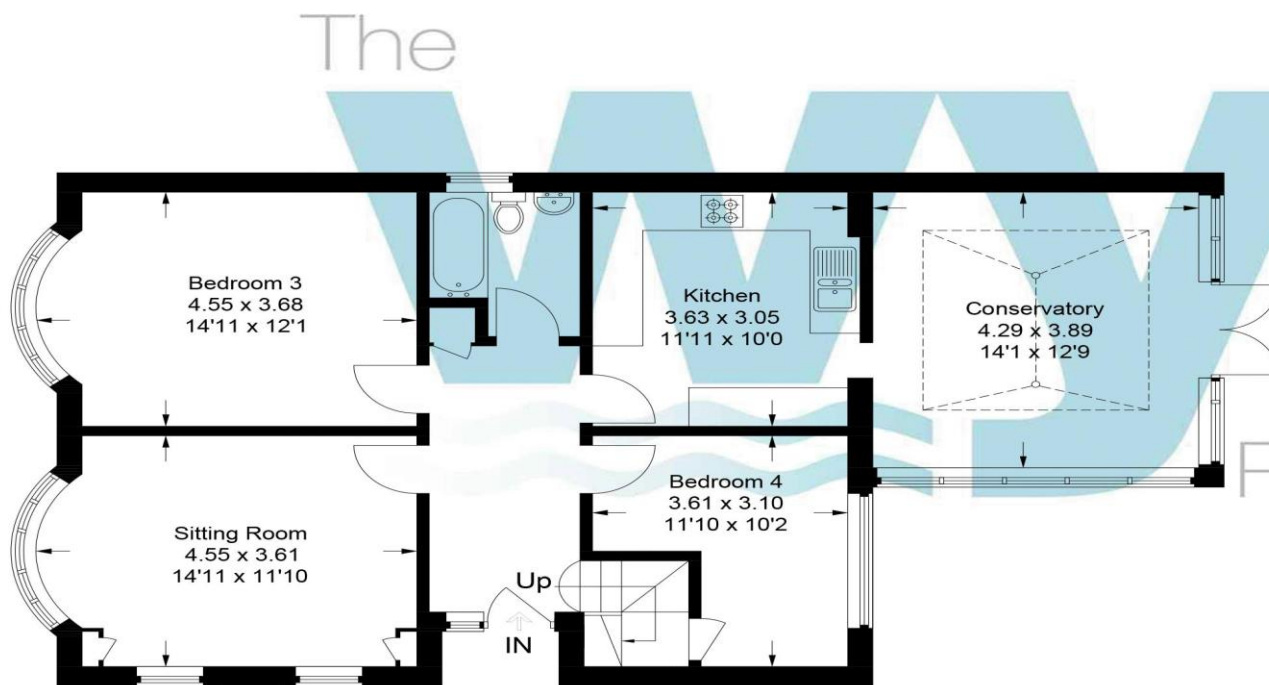
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



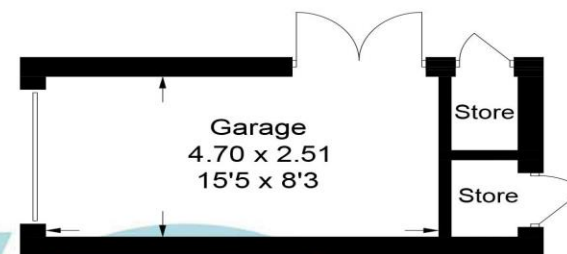


## 8 Lansdell Avenue

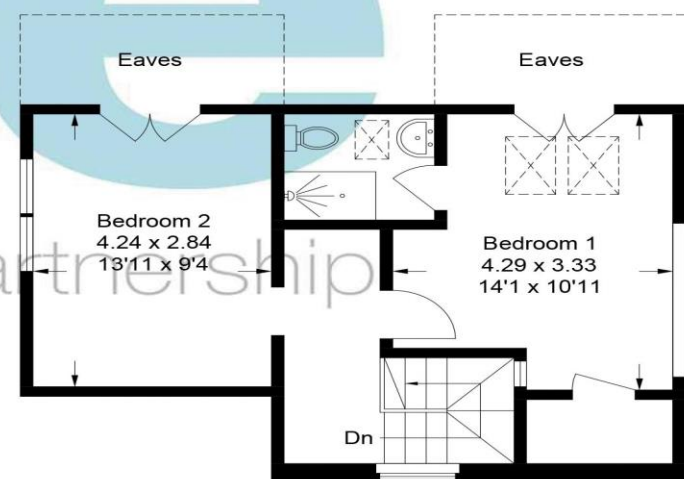
Approximate Gross Internal Area  
 Ground Floor = 86.3 sq m / 929 sq ft  
 First Floor = 38.1 sq m / 410 sq ft  
 Garage / Store = 14.8 sq m / 159 sq ft  
 Total = 139.2 sq m / 1,498 sq ft



**Ground Floor**



(Not Shown In Actual Location / Orientation)



**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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The **wye** Partnership