



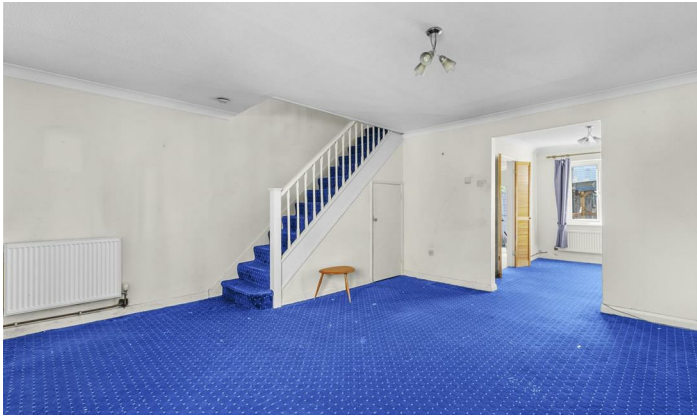
11 Lansdowne Way, Cressex, High Wycombe, Bucks, HP11 1TR

Offered to the market with NO ONWARD CHAIN, this bright and spacious three bedroom semi-detached family requires modernisation and updating throughout. Ideally situated in the highly sought-after Handy Cross area of High Wycombe, the property is conveniently located close to Junction 4 of the M40, well regarded local grammar schools including Wycombe High School and John Hampden Grammar School, Wycombe Leisure Centre, and John Lewis. The accommodation comprises an entrance porch with storage cupboard, a generous lounge/diner, and a fitted kitchen with direct access to the rear garden. To the first floor are three well proportioned bedrooms and a family bathroom. Further benefits include an enclosed rear garden with access to the garage, ample driveway parking, gas central heating (with a new boiler installed in 2016 and last serviced on 22/10/25), and UPVC double glazing (windows replaced in 2016). This property offers fantastic potential to create a wonderful family home in a prime location.



NO ONWARD CHAIN
REQUIRING MODERNISATION THROUGHOUT
GARAGE & AMPLE DRIVEWAY PARKING
SPACIOUS LOUNGE/DINER
THREE BEDROOMS
SOUGHT AFTER LOCATION
ENCLOSED REAR GARDEN WITH GARAGE ACCESS
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
CLOSE TO J.4 OF M40

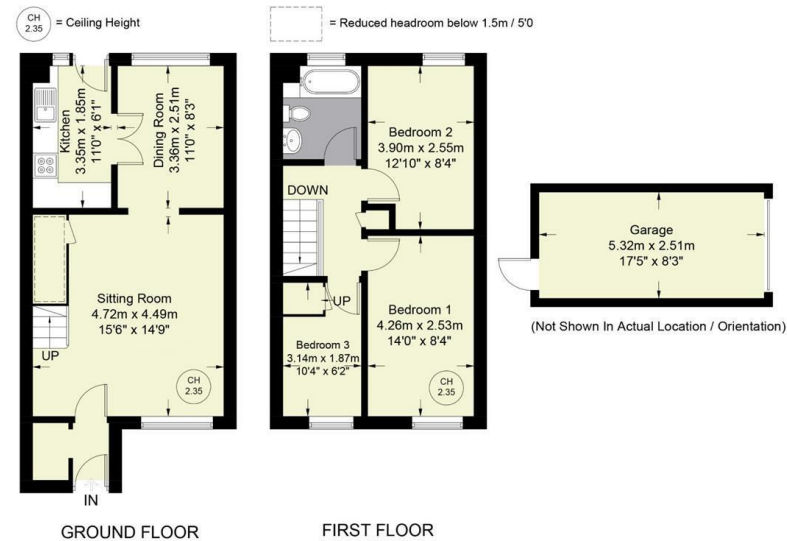






Lansdowne Way

Approximate Gross Internal Area
Ground Floor = 432 sq ft / 40.1 sq m
First Floor = 399 sq ft / 37.1 sq m
Garage = 142 sq ft / 13.2 sq m
Total = 973 sq ft / 90.4 sq m



Floor Plan produced for Hursts by Media Arcade Ltd ©.
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.

Hursts
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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