



62 Lansdowne Way, High Wycombe, Buckinghamshire, HP11 1TN

Offered to the market for the first time since it was built in 1986, this bright and spacious two bedroom semi detached home has been lovingly maintained by its original owner throughout its history. Situated within a highly sought after cul-de-sac in the popular Handy Cross area of High Wycombe, the property is presented in good condition and offers an excellent opportunity for a wide range of buyers.

The well presented accommodation comprises a welcoming entrance hall, a generous lounge/dining room providing ample space for both relaxing and entertaining, and a contemporary fitted kitchen. To the first floor are two well-proportioned double bedrooms, complemented by a modern shower room.

Externally, the property benefits from a well-maintained, enclosed rear garden, creating the perfect setting for outdoor dining and entertaining. Further advantages include allocated parking and a garage located in a nearby block.

Ideally positioned for commuters, the property offers excellent access to Junction 4 of the M40, while a variety of local amenities, including John Lewis, Waitrose and Wycombe Leisure Centre, are all within easy reach. Having remained in the same ownership since new, this much-loved home presents a rare opportunity and is perfectly suited to first-time buyers, downsizers and investors alike.

COMPLETE ONWARD CHAIN
SOUGHT AFTER LOCATION
GARAGE & OFF STREET PARKING
ENCLOSED REAR GARDEN
MODERN FITTED SHOWER ROOM
TWO DOUBLE BEDROOMS
CLOSE TO J.4 OF M40
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING

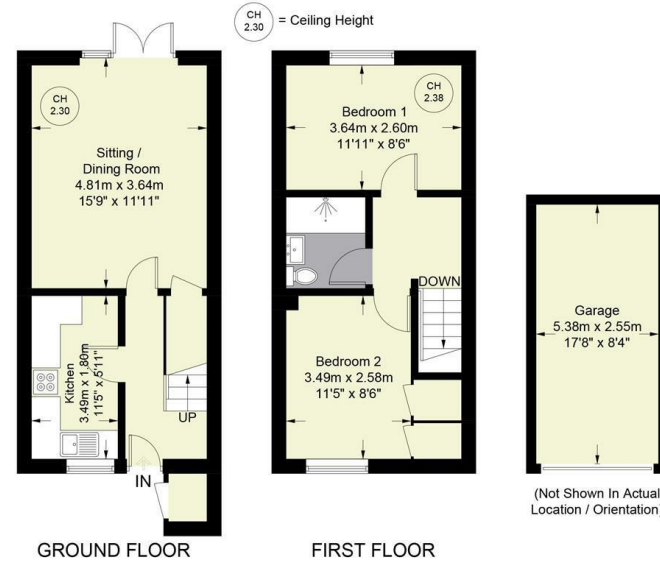






Lansdowne Way

Approximate Gross Internal Area
 Ground Floor = 326 sq ft / 30.3 sq m
 First Floor = 322 sq ft / 29.9 sq m
 Garage / External Cupboard = 157 sq ft / 14.6 sq m
 Total = 805 sq ft / 74.8 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.

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk