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Lansdell AvenueHigh WycombeBuckinghamshireHP12 4UQ

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Guide price £500,000

A three bedroom detached bungalow with potential (STPP) for loft conversion and/or rear extension. Situated in a quiet cul-de-sac in Cressex, with an impressive 100 feet west-facing rear garden.

Description

The property's accommodation briefly comprises of three bedrooms (two doubles and one single), a large sitting/dining room, a separate kitchen and breakfast room, a family bathroom and a cloakroom.

Further features include gas central heating, double glazing, ample loft storage and driveway parking for two to three cars.

The west-facing rear garden is a lovely feature of this property, there is a patio area directly outside the conservatory and a large area laid to lawn with mature flower beds either side.

Situation

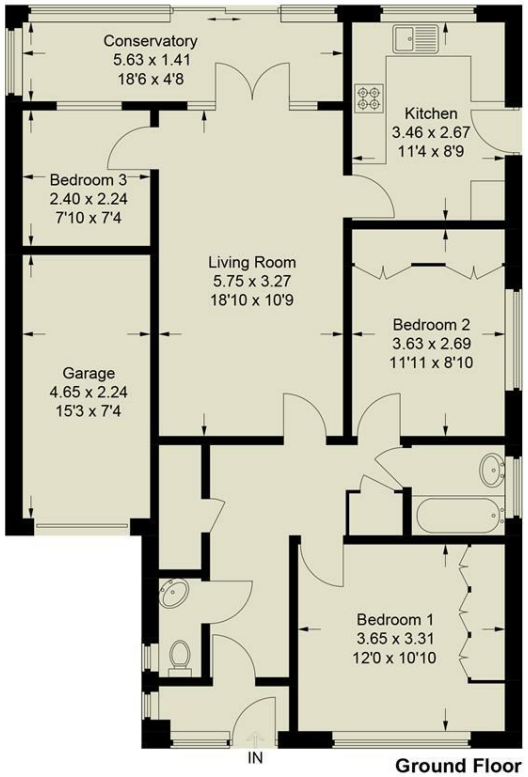
Lansdell Avenue is a prime location for the fantastic schooling High Wycombe offers, all walkable from the property you have John Hampden Grammar School for Boys, Wycombe High Grammar School for Girls, Chipping View Primary School, Wycombe Abbey School for Girls, St. Michaels Catholic School and many more.

The town provides an extensive range of shopping facilities, as well as a sports centre and multi-screen cinema complex. Surrounding the town is a selection of golf courses and other recreational amenities while a short drive finds the River Thames and the historic town of Marlow.

For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.

Floor Plans

Approximate Gross Internal Area
86.3 sq m / 929 sq ft
Garage = 10.6 sq m / 114 sq ft
Total = 96.9 sq m / 1,043 sq ft



Ground 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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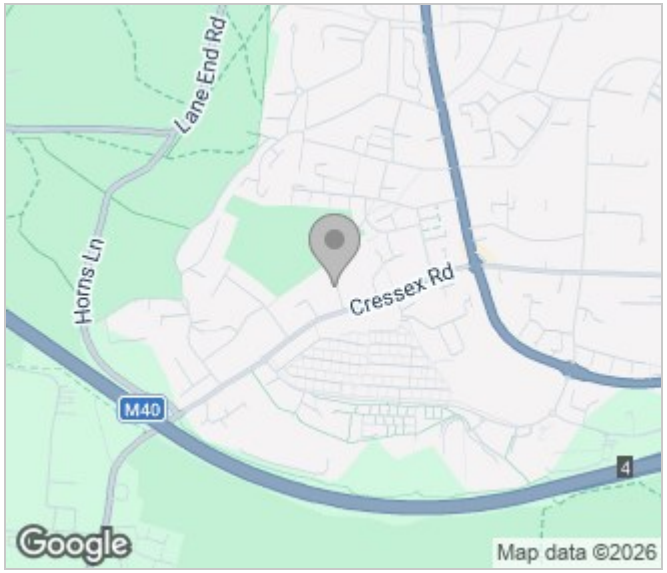
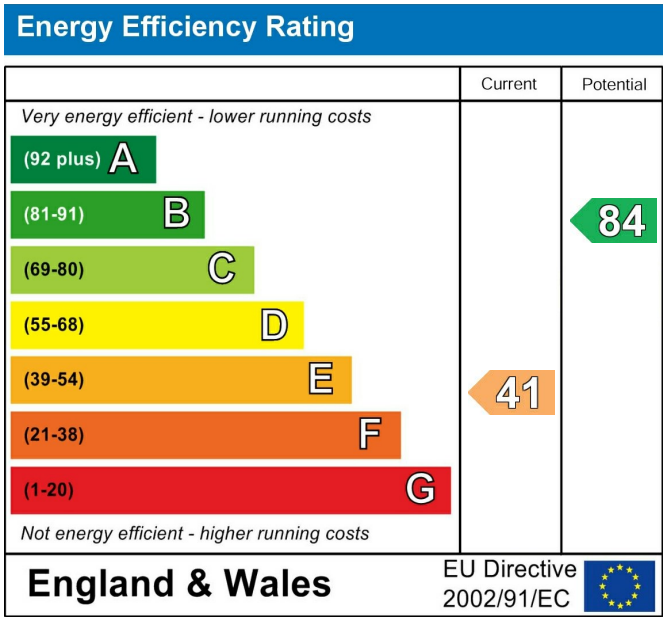
Area Map



Energy Performance Graph



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