



Estate Agents
Hurst

42 Lansdowne Way, High Wycombe, Buckinghamshire, HP11 1TN
Offers In Excess Of £350,000

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

Offered to the market in good condition throughout is this bright and spacious, rear extended two bedroom semi detached home, ideally positioned within a highly sought after cul-de-sac in the popular Handy Cross area of High Wycombe.

The accommodation comprises: enclosed porch, a generous lounge/diner with ample space for both relaxing and entertaining, a contemporary fitted kitchen, and a conservatory enjoying pleasant views over the well maintained rear garden. To the first floor are two well-proportioned double bedrooms with fitted wardrobes and a modern family bathroom.

Externally, the property benefits from a well kept enclosed rear garden, ideal for outdoor dining and entertaining. Further advantages include allocated parking, a garage in a nearby block, and additional unrestricted on-street parking.

The location offers easy access to Junction 4 of the M40, as well as nearby amenities including John Lewis, Waitrose, and Wycombe Leisure Centre, making it an excellent choice for both commuters and first-time buyers alike.



- SOUGHT AFTER LOCATION**
- QUIET CUL-DE-SAC**
- GARAGE & ALLOCATED PARKING**
- CLOSE TO J.4 OF M40**
- TWO DOUBLE BEDROOMS**
- BUILT IN WARDROBES**
- CONSERVATORY**
- ENCLOSED REAR GARDEN**
- GAS CENTRAL HEATING**
- UPVC DOUBLE GLAZING**

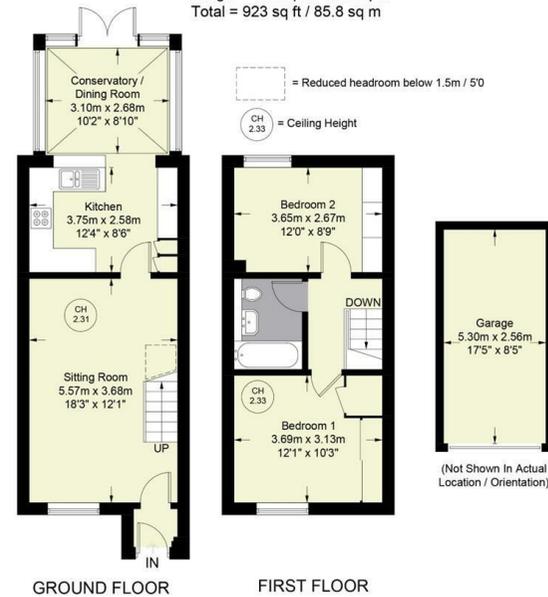






Lansdowne Way

Approximate Gross Internal Area
 Ground Floor = 448 sq ft / 41.6 sq m
 First Floor = 330 sq ft / 30.7 sq m
 Garage = 145 sq ft / 13.5 sq m
 Total = 923 sq ft / 85.8 sq m



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.



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