



Estate Agents  
**Hurst**

64 Lansdowne Way, High Wycombe, Buckinghamshire, HP11 1TN  
Offers In Excess Of £250,000

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

A bright and spacious one bedroom FREEHOLD house with a PRIVATE GARDEN and GARAGE offered to the market in good condition throughout. The property is located in a sought after road on the desirable Handy Cross side of High Wycombe within close proximity to junction 4 of the M40, Wycombe Leisure Centre and John Lewis department store. The accommodation comprises: lounge/diner, spacious fitted kitchen, large double bedroom (with bespoke fitted wardrobe) and family bathroom. The property further benefits: garage in block, allocated parking space (plus ample non-restricted on road parking available), gas central heating, loft storage and UPVC double glazing.

**NO ONWARD CHAIN**

**GARAGE IN BLOCK**

**PRIVATE ENCLOSED GARDEN**

**ALLOCATED PARKING**

**LARGE BEDROOM WITH FITTED WARDROBES**

**GOOD CONDITION THROUGHOUT**

**FREEHOLD**

**LOFT STORAGE**

**GAS CENTRAL HEATING**

**UPVC DOUBLE GLAZING**





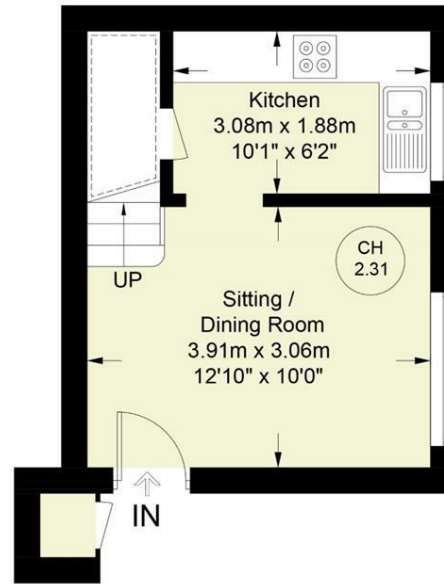


**Lansdowne Way**  
 Approximate Gross Internal Area  
 Ground Floor = 221 sq ft / 20.5 sq m  
 First Floor = 219 sq ft / 20.4 sq m  
 External Cupboard = 5 sq ft / 0.5 sq m  
 Total = 445 sq ft / 41.4 sq  
 (Excluding Garage)



CH  
2.31 = Ceiling Height

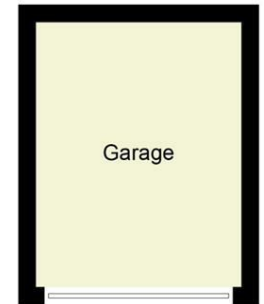
[Dashed Box] = Reduced head height below 1.5m



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

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.

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