

Connells

Lansdowne Way
High Wycombe

Lansdowne Way
High Wycombe HP11 1TW

for sale
£275,000







Property Description

Situated in a popular residential location, this well-presented one-bedroom freehold house offers an ideal opportunity for first-time buyers, investors, or those looking to downsize. The property is conveniently positioned within easy reach of local amenities, transport links, and green open spaces.

The accommodation begins with an entrance directly into the living room, creating a welcoming and comfortable reception space. Stairs rise to the first floor, while the room flows openly into the fitted kitchen, providing a practical and sociable layout. French doors open onto the rear garden, allowing plenty of natural light and offering an excellent space for indoor-outdoor living.

To the first floor, the property features a generous double bedroom with useful built-in storage, along with a bathroom comprising a panel-enclosed bath, wash hand basin, and WC.

Externally, the property benefits from an enclosed rear garden, ideal for relaxing or entertaining, together with allocated parking and a garage, providing valuable storage and secure parking options.

Location:

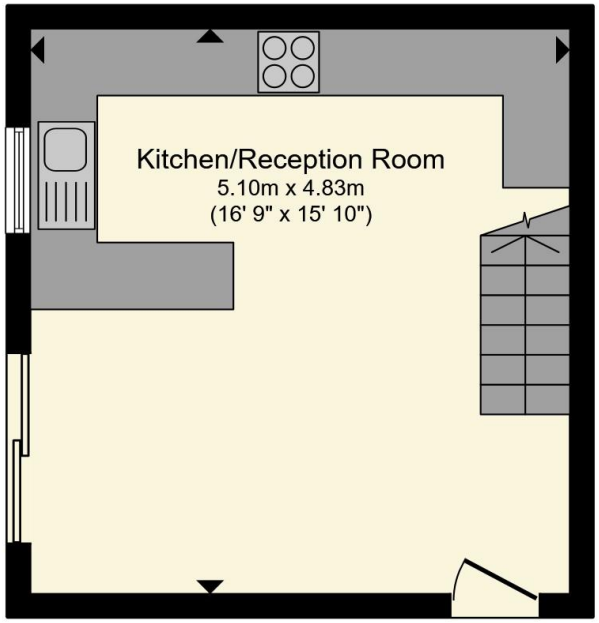
Lansdowne Way is conveniently located within easy reach of High Wycombe town centre, which offers an extensive range of shopping, leisure, and dining facilities. High Wycombe railway station provides direct services to London Marylebone, making the property an excellent choice for commuters. The area also benefits from nearby parks, countryside walks, and local supermarkets, schools, and everyday amenities.

Agents Note:

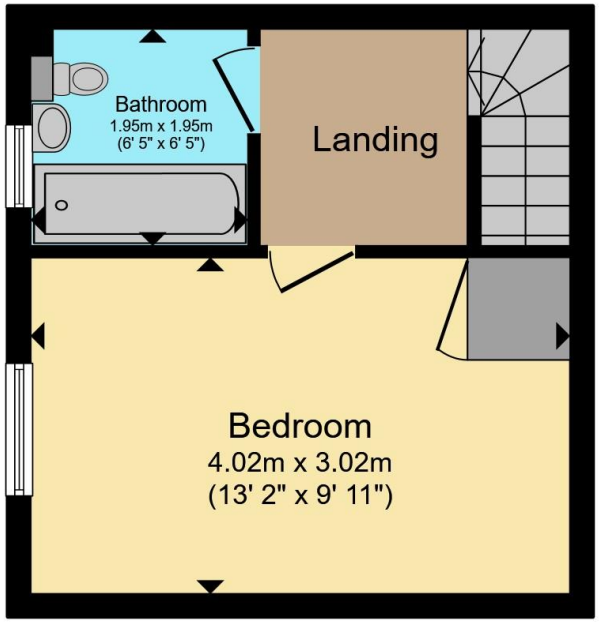
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor





Total floor area 49.0 m² (527 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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1-3 Queen Victoria Road
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EPC Rating: C

Council Tax Band: C

view this property online connells.co.uk/Property/WYC313946

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.