



2 Partridge Way, High Wycombe - HP13 5JX
£450,000

 **TIM RUSS**
& Company



- Offered for sale with no onward chain and on the doorstep of beautiful open countryside towards West Wycombe
- Situated at the beginning of a quiet road is this well appointed three bedroom semi detached family home, close to local schools, amenities and transport links

Close to National Trust-owned Downley Common which serves as a gateway to acres of beautiful Chiltern Countryside and woodland, perfect for beautiful walks. Downley has both a Tesco Express and a Co-Op supermarket along with several other village shops. The Downley school is just around the corner, whilst for the older children you have access to some of the finest state grammar schools – John Hampden, RGS & Wycombe High. High Wycombe town centre, Eden shopping complex is easily accessible and offers a more extensive range of amenities including high street stores, restaurants, Tesco Supermarket and Cinema/Bowling complex. You will also find Wycombe Swan Theatre which hosts quality shows, concerts and comedians. The mainline Train station provides regular fast service to London Marylebone & Birmingham and the M40 can be accessed from Junction 4 to London, Oxford and The North.



Council Tax band: E

Tenure: Freehold

EPC Rating: D

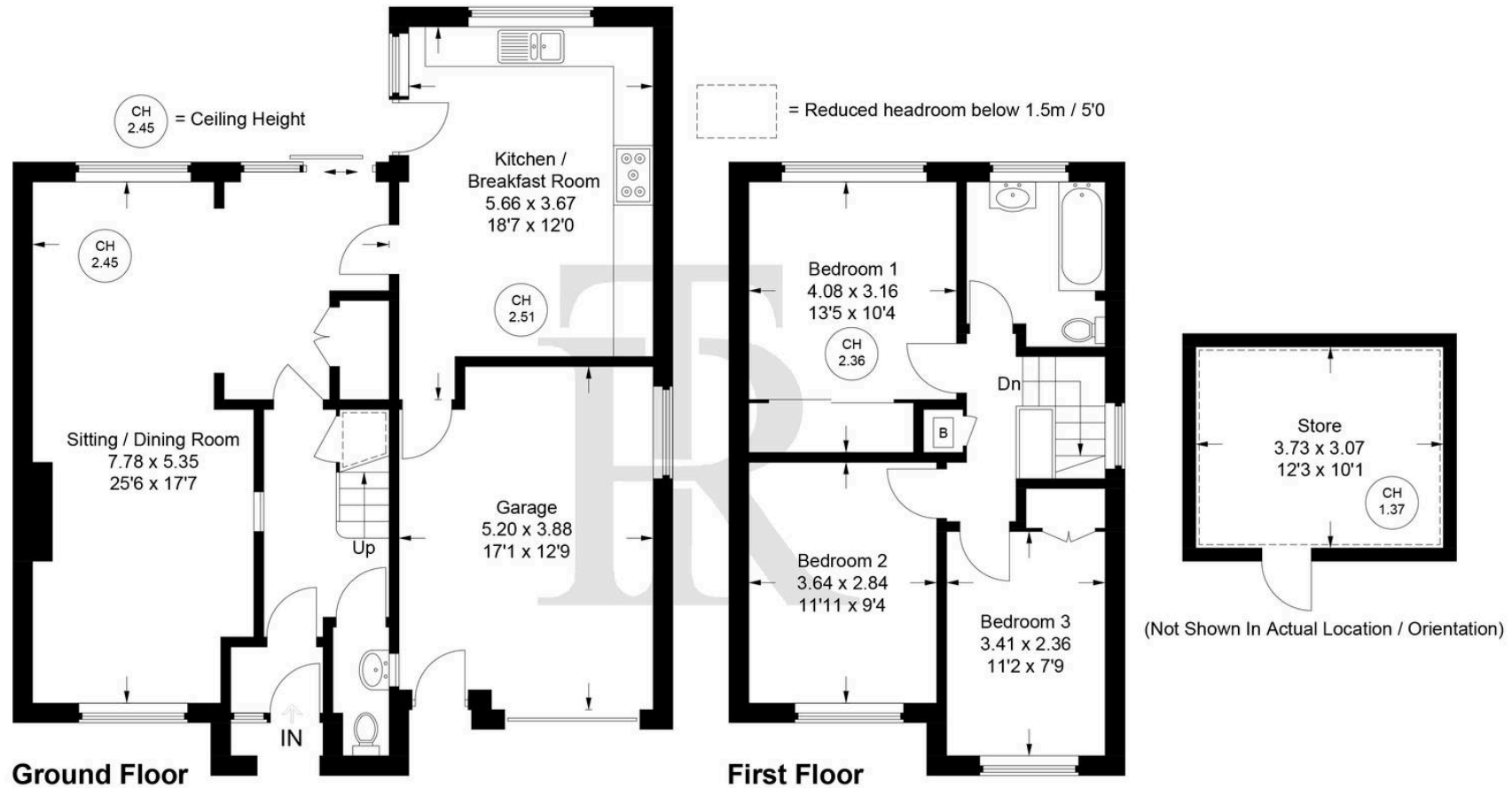


Offered for sale with no onward chain, this well appointed three bedroom semi detached house is ideally positioned at the beginning of a quiet road, with a south facing garden, providing a peaceful setting within easy reach of stunning countryside, local schools, amenities and transport links.

Upon entering the property, a separate lobby leads into a bright hallway, which benefits from a convenient downstairs cloakroom and useful understairs storage. The heart of the home is the exceptional 18ft kitchen/breakfast room extension, designed for modern living and entertaining, with a door to the rear and a large picture window offering distant countryside views. The kitchen is finished to a high standard, featuring wooden beams, a range of integrated appliances and ample space for family dining. The impressive 25ft sitting/dining room, features a fireplace and a sliding patio door that fills the space with natural light. For added practicality, there is an integral door providing direct access to the large single garage, ideal for secure storage or additional parking. Upstairs, three generous bedrooms await, two of which are fitted with built-in cupboards for excellent storage solutions. The modern family bathroom serves all bedrooms and is fitted with a contemporary suite.

The property is approached via a driveway that provides off road parking and leads to the integral garage. The south facing garden has side access and beautiful views across the countryside. This attractive home combines spacious accommodation with thoughtful design, making it an ideal choice for families seeking comfort and convenience in a popular residential location.





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Approximate Gross Internal Area (Including Garage)

Ground Floor = 84.3 sq m / 907 sq ft

First Floor = 44.6 sq m / 480 sq ft

Store = 11.4 sq m / 123 sq ft

Total = 140.3 sq m / 1510 sq ft

Floor Plan produced for Tim Russ & Company 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.



Tim Russ and Company

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