



7 Tilburywood Close
Downley

TIM RUSS
& COMPANY



7 Tilburywood Close Downley, High Wycombe Buckinghamshire, HP13 5UT

Set towards the end of a quiet close, overlooking woodland, a light and spacious four bedroom family home, offering tremendous scope to extend and enhance.

Offers Over £625,000



The Property

Set towards the end of this quiet close in the popular village of Downley is this detached family home. Set on a good size plot facing woodland the property offers the potential buyers a great opportunity to extend and reconfigure to make it their own subject to the usual planning consents.

The accommodation in brief comprises; entrance hall, downstairs cloakroom, 19ft bay fronted sitting room, 17ft dining room, 14ft kitchen/breakfast room, 11ft utility and integral garage

To the first floor there are four bedrooms, two of which are doubles, all served by the family bathroom.

Outside

To the front is ample driveway parking leading to a tandem garage with up and over door and walkway access to rear garden.

The rear garden is an attractive feature of the home with paved seating areas leading onto mainly lawn with flower/shrub borders and green house.

N.B: The gas fire boiler in the kitchen is not working and will need replacing.

Location

Tilburywood Close is 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.

Directions

Post code for Sat Nav: HP13 5UT

Viewings

Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

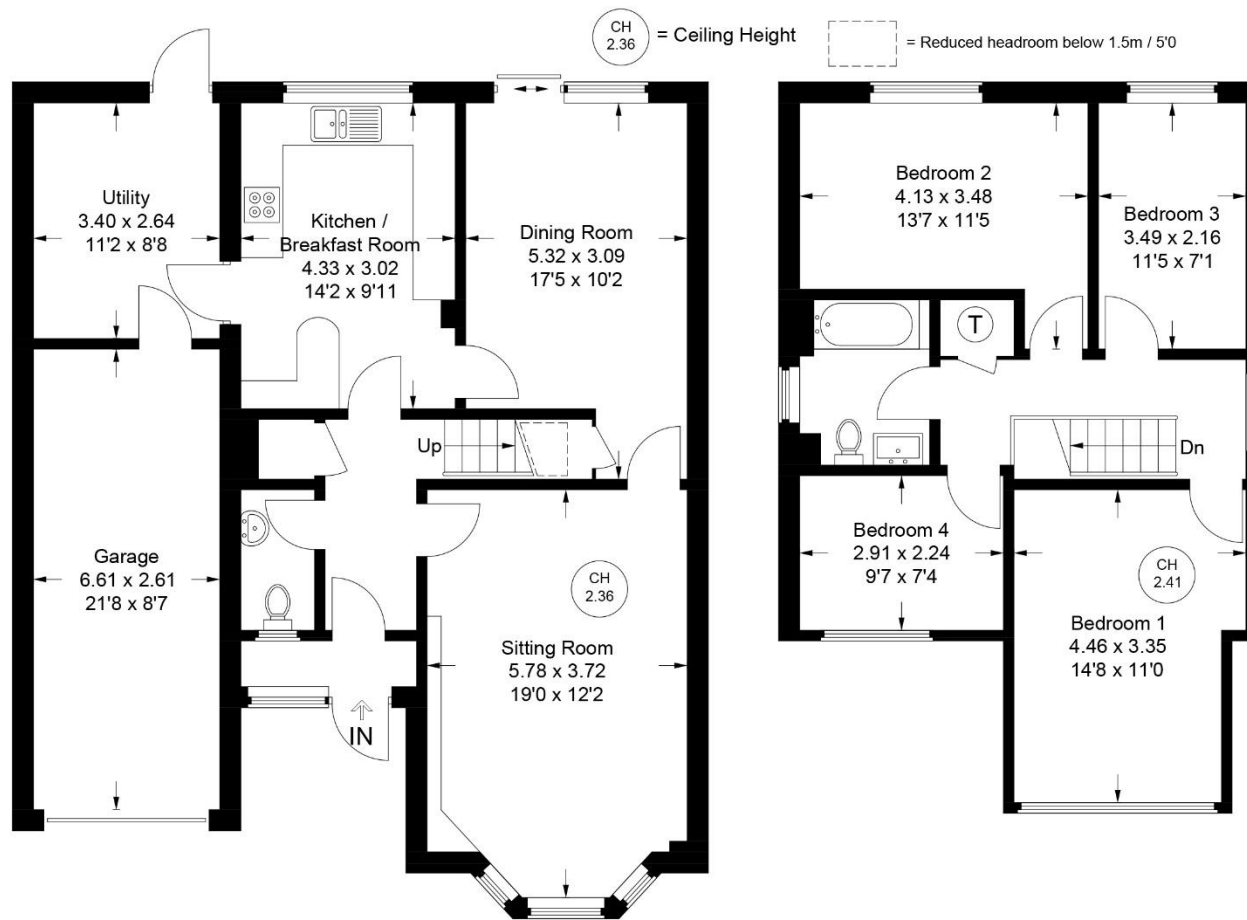
Council Tax Band: F

Tenure: Freehold

Ref: HTR2136

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





Ground Floor

First Floor

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Approximate Gross Internal Area

Ground Floor = 92.1 sq m / 991 sq ft (Including Garage)

First Floor = 54.8 sq m / 590 sq ft

Total = 146.9 sq m / 1581 sq ft

Floor Plan produced for Tim Russ & Company 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.



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