



Falcon Rise, Downley, High Wycombe, Buckinghamshire, HP13 5JT

Asking Price | £550,000



## Property Features

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- Detached Family Home
- No Onward Chain
- 4 Bedrooms
- 2 Bathrooms (1 Ensuite)
- 2 Reception Rooms
- Equipped Kitchen and Utility Room
- Cloakroom
- Enclosed and Private Rear Gardens
- Double Garage
- EPC 52E / Council Tax Band F

## Full Description

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Welcome to Falcon Rise, a rarely available and well-appointed family home located in the desirable area of Downley. This impressive property benefits from a double-width drive and a spacious double garage, providing ample parking and storage solutions. The home is offered with no onward chain, ensuring a smooth and swift purchase process.

Upon entering, you are greeted by an inviting entrance hall with doors to all principal rooms. The ground floor boasts a bright and airy double aspect living room with fireplace. The well-equipped kitchen offers plenty of storage and workspace, complemented by a separate dining room. Additional conveniences include a utility room and a cloakroom.

Ascending to the first floor, you will find four generously sized bedrooms. The master bedroom features an ensuite shower room. The remaining three bedrooms are served by the family bathroom.

Outside, the property showcases an enclosed rear garden with a patio area, ideal for outdoor dining and leisure activities. Doors from the garden lead directly to the double garage, enhancing the practicality of this charming home.

Local Amenities and Schooling:

51 Falcon Rise is ideally situated close to excellent local schools, making it a perfect choice for families. The area is renowned for its educational facilities.

Nestled close to the stunning open countryside, this property offers the best of both worlds – a peaceful residential setting with easy access to the natural beauty of the surrounding area. Residents can enjoy scenic walks, cycling, and outdoor activities in the nearby countryside, providing a tranquil escape from the hustle and bustle of daily life.

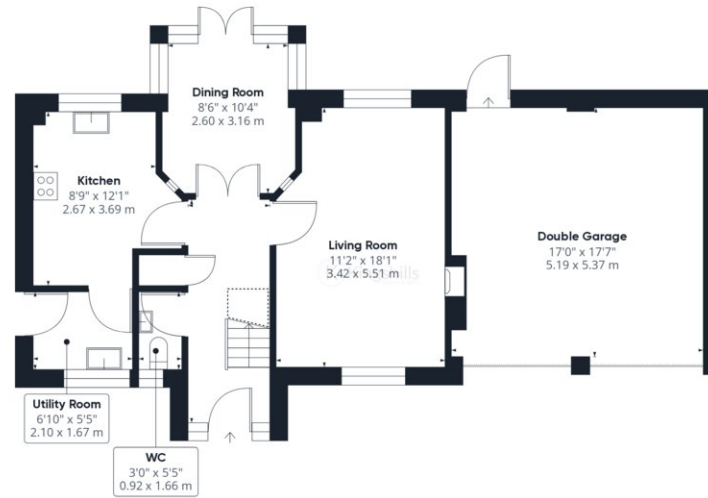
Don't miss this opportunity to make 51 Falcon Rise your new home. With its desirable location, spacious layout, and excellent local amenities, this property is sure to attract significant interest. Arrange a viewing today to fully appreciate all that this wonderful home has to offer.



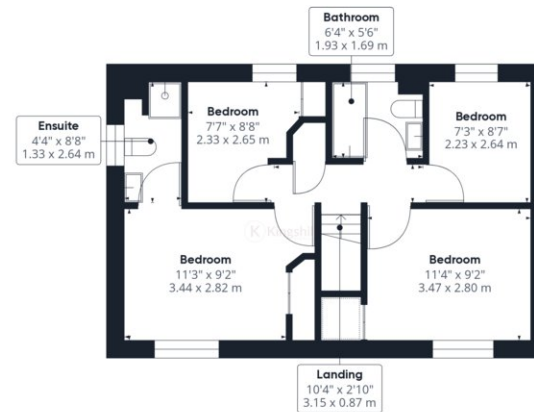








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
1314.76 ft<sup>2</sup>  
122.15 m<sup>2</sup>

**Reduced headroom**  
43.83 ft<sup>2</sup>  
4.07 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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