





## Property Features

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- Extended 4 Bedroom Semi Detached Home
- Spacious Lounge with Garden Access
- Contemporary Kitchen with Island Breakfast Bar
- Bright Dining Area
- Separate Laundry Room
- Downstairs Cloakroom
- Gated Driveway with Multiple Parking Spaces
- Enclosed Rear Garden with Patio and Timber Workshop
- Catchment of Highly Popular Schools
- Awaiting EPC / Council Tax Band C

## Full Description

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Situated in the sought-after village of Downley, just on the edge of High Wycombe in Buckinghamshire, this extended four-bedroom semi-detached house offers a fantastic blend of modern living and village charm. Located behind secure gates, the property enjoys privacy and practicality, with driveway parking for several vehicles and a small, well-kept lawn at the front.

Inside, the home is spacious and thoughtfully laid out. Downstairs, the home centres around a modern kitchen with a central island breakfast bar, perfect for casual dining and entertaining. For more formal dining or family gatherings, the kitchen flows through to a bright dining area overlooking the front of the property. To the rear of the property, a good-sized lounge provides a relaxing retreat, with doors opening directly onto the patio and the rear garden, offering a seamless indoor-outdoor living experience. A separate utility/laundry room adds convenience, while the downstairs cloakroom completes the ground floor layout.

Upstairs, there are four generous double bedrooms, each offering ample room and natural light. The modern family bathroom is well-finished with contemporary fittings, providing a comfortable and stylish space for everyday use.

Outside, there is a patio area with direct access from the lounge and steps up to the lawn area. At the end of the garden, a timber workshop provides excellent space for hobbies, DIY projects, or extra storage.

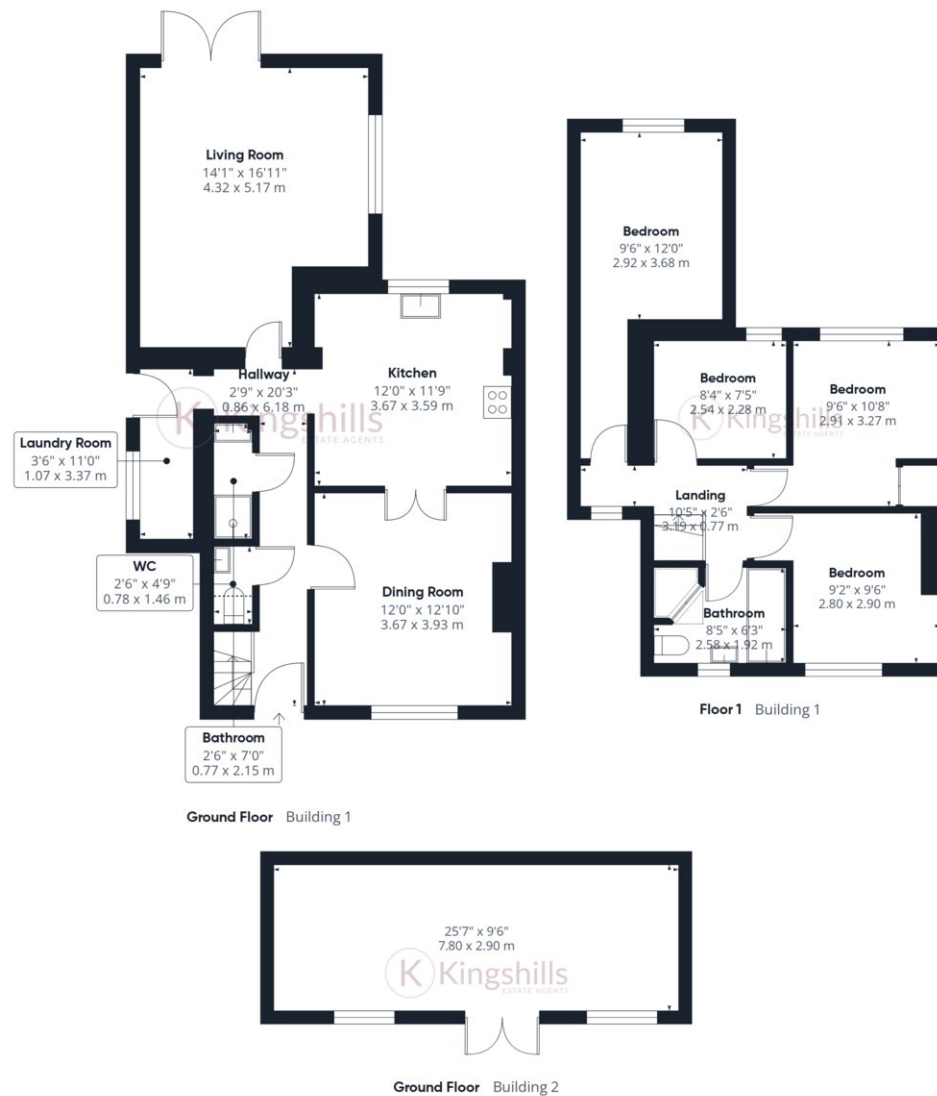
Located in the charming village of Downley, this home benefits from a unique balance of peaceful village life with easy access to High Wycombe's town centre and transport links. Downley is surrounded by countryside and woodland, with local footpaths leading straight into the beautiful Chiltern Hills. Popular nearby walks include Downley Common, which offers open green space and scenic trails—perfect for dog walking, running, or weekend picnics. The village has a strong community spirit with a local pub, convenience shops, and regular events on the common. There are also well-regarded primary and secondary schools nearby, making this location ideal for families.











Approximate total area<sup>(1)</sup>

1393 ft<sup>2</sup>129.4 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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