



Property Features

- No Onward Chain
- Extended semi-detached family home
- Large double-aspect living/dining room
- Extended kitchen-breakfast room
- Three good-sized first-floor bedrooms
- Bonus loft room currently used as a 4th bedroom (no formal permissions)
- Generous, private rear garden enclosed by fencing
- Large summer house ideal for home working or hobbies
- Off-street parking and excellent access to the M40
- EPC 62D / Council Tax Band D

Full Description

Welcome to this beautifully extended semi-detached home, nestled in the sought-after village of Downley with excellent access to the M40. A perfect choice for the growing family, the property has been upgraded throughout to offer light, stylish and well-equipped accommodation.

On arrival you are greeted by a spacious entrance hall, which leads to a convenient cloakroom. The large double-aspect living room/dining room is a particular highlight: bright and airy, it features a stunning fireplace that forms a beautiful focal point, ideal for relaxed evenings with family or entertaining guests.

The real heart of the home is the extended kitchen-breakfast room: fitted with modern appliances, the space offers ample room for dining and casual living and enjoys lovely views over the garden.

To the first floor you will find three good-sized bedrooms and a contemporary family bathroom. In addition there is a bonus room located in the loft space, currently used as a 4th bedroom — buyers should note this room does not benefit from the relevant permissions for formal use as a bedroom.

The rear garden is of a generous size, fully enclosed by fencing to ensure a high degree of privacy — a safe and secure space for children, pets or simply unwinding. Further enhancing the garden is a large summer house, perfect for home working, hobbies or as a private retreat. To the front, there is off-street parking.

Downley enjoys a prime location in the Chilterns, high above the town of High Wycombe in the picturesque Chiltern Hills Area of Outstanding Natural Beauty.

The village combines a leafy rural feel with excellent connectivity — the M40 is easily reachable, making journeys to London and beyond relatively straightforward.





