



Pheasant Drive, Downley, High Wycombe, HP13 5JH

£565,000

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With views over and direct access to a private residents' field at the rear, this extended 3/4-bedroom link-detached house is ideal for growing families seeking a peaceful residential location with local schools and amenities close by.

The property features a bright conservatory, a south-facing garden that enjoys sun throughout the day, a garage for secure parking or additional storage, and a dedicated study, perfect for home working. With two bathrooms, including a downstairs shower room, the home offers flexibility and comfort for modern family living.

As you arrive at this well-maintained 3/4-bedroom link-detached family home, you're welcomed by a tidy front garden and driveway leading to an attached garage, offering both secure parking and useful storage.

Step through the front door into a bright and airy entrance hall, where you'll find a generous study/bedroom 4, ideal for remote working, or occasional guest use. Continuing through, the hallway opens up into a spacious lounge and dining room, filled with natural light and is perfect for relaxing or entertaining with doors leading to the patio and garden.

The modern kitchen is well-equipped with ample storage and workspace and the conservatory, which provides year-round enjoyment and overlooks the beautiful south-facing garden, perfect for morning coffee, family meals, or summer evenings.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with fitted wardrobes and brand new balcony, along with the family bathroom.





Outside, the south-facing rear garden is a standout feature backing directly onto a private residents' field which is accessible via a rear gate. This green space is ideal for children, dog walking, or enjoying peaceful countryside views and includes a small play area and tennis court.

Pheasant Drive is located close to open countryside and also within a short distance of The National Trust West Wycombe village whilst being within a short distance of Downley village centre with its schools and local shops. High Wycombe town centre is a short drive away, offering a variety of shops, bars, restaurants, and other local amenities within the Eden Centre shopping precinct. High Wycombe train station provides easy routes into London via the main train line.





Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.

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Approximate Gross Internal Area
 Ground Floor = 90.1 sq m / 970 sq ft
 First Floor = 46.4 sq m / 499 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 150.3 sq m / 1,617 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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