



Estate Agents
Hurst

35 Selwood Way, Downley, High Wycombe, Buckinghamshire, HP13 5XR
Guide Price £635,000

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This bright and spacious four-bedroom detached family home is presented to the market in immaculate condition throughout. Situated in the heart of Downley Village, this wonderful home is conveniently located just around the corner from the picturesque Downley Common and within close proximity to local schools, shops, and transport facilities, making it an ideal location for a family. The accommodation comprises: entrance hall, guest cloakroom, large modern fitted kitchen/dining room with bay window, spacious living room with patio doors leading out to the garden, four good size bedrooms and newly fitted family bathroom. The property further benefits: driveway parking, garage, large level rear garden with decking seating area, gas central heating and UPVC double glazing.



DOWNLEY VILLAGE
HIGHLY SOUGHT AFTER ROAD
QUIET CUL-DE-SAC
IMMACULATE CONDITION
LARGE MODERN KITCHEN/DINER
SPACIOUS LIVING ROOM
NEWLY INSTALLED FAMILY BATHROOM
LARGE ENCLOSED REAR GARDEN
GARAGE & DRIVEWAY PARKING
GAS CENTRAL HEATING







Selwood Way

Approximate Gross Internal Area
 Ground Floor = 545 sq ft / 50.6 sq m
 First Floor = 551 sq ft / 51.2 sq m
 Garage = 185 sq ft / 17.2 sq m
 Total = 1281 sq ft / 119.0 sq m



Floor Plan produced for Hursts 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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