



Estate Agents
Hurst

9 Faulkner Way, Downley, Buckinghamshire, HP13 5UA
£425,000

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Nestled in this highly sought-after cul-de-sac in the heart of Downley Village, just steps away from The Downley School and a short stroll from Downley Common, Hurst are thrilled to present to the market this extended three-bedroom, two-reception room terraced home. The property is beautifully maintained and boasts a larger-than-usual kitchen and dining area compared to similar homes in the area, alongside a separate living room. Upstairs, you'll find two spacious double bedrooms, a single bedroom, and a contemporary family bathroom. This home's location offers a tranquil village lifestyle, perfect for nature lovers, walkers, and cyclists. The community is vibrant with plenty of local events and activities. Despite its peaceful setting, the property remains conveniently located for access to Junction 4 of the M40 and High Wycombe town centre, including the Chiltern Line train station, which provides regular services to London Marylebone in under 30 minutes.

Downley village is one of the most desirable areas of High Wycombe, offering the best of both worlds – semi-rural living with easy access to town amenities. Positioned to the north of High Wycombe, this charming village borders the National Trust's Hughenden Manor and Park, and is surrounded by the scenic green belt of the Chilterns Area of Outstanding Natural Beauty. The village common and surrounding woodlands are a haven for walkers and cyclists alike.

SOUGHT AFTER DOWNLEY VILLAGE
IMMACULATE CONDITION THROUGHOUT
LARGE REAR EXTENSION
GARAGE TO THE REAR
LEVEL ENCLOSED REAR GARDEN
THREE BEDROOMS
SHORT WALK TO SHOPS & AMENITIES
CLOSE TO DOWNLEY SCHOOL
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING







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Approximate Gross Internal Area
 Ground Floor = 56.0 sq m / 603 sq ft
 First Floor = 41.5 sq m / 447 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 111.4 sq m / 1200 sq ft



Floor Plan produced 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.

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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