





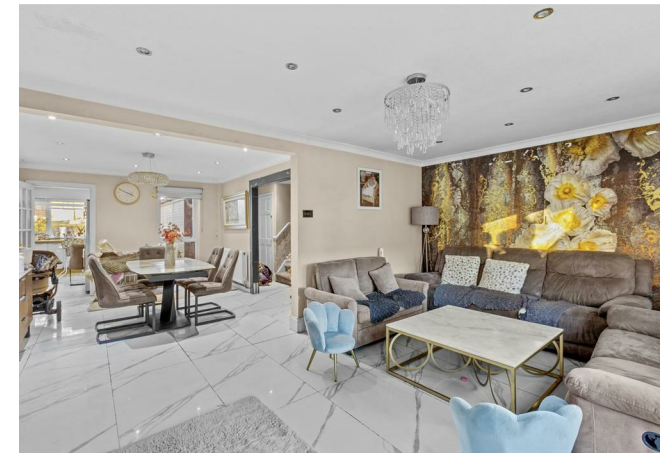
# 5 Bowler Lea, Downley, High Wycombe, Buckinghamshire, HP13 5UD

Hurst are pleased to offer to the market this four-bedroom end-of-terrace home, ideally positioned in a sought-after cul-de-sac. Located within walking distance of highly regarded local schools, shops and amenities, the property offers versatile living accommodation, making it an ideal family home. The property provides versatile living accommodation, making it the ideal family home. The accommodation comprises: spacious open-plan living and dining area with featured fireplace, separate modern fitted kitchen and french doors provide access to a private rear garden, dual-aspect ground floor bedroom, downstairs cloakroom, three generously sized bedrooms, and contemporary family bathroom. The property further benefits; uPVC double glazing, gas central heating, and potential to extend at the rear subject to relevant planning permission. An internal viewing is highly recommended.

Downley is well known for its strong community feel, village green, local shops, pubs and highly regarded schools. The area offers easy access to scenic countryside walks while remaining conveniently positioned for High Wycombe town centre, which provides a wide range of shopping and leisure facilities, along with a mainline railway station offering direct services to London Marylebone. Excellent road links, including access to the M40, make this an ideal location for commuters.



**WELL MAINTAINED THROUGHOUT**  
**CLOSE TO CENTRE OF DOWNLEY**  
**INTERNAL AND EARLY VIEWING ADVISED**  
**FOUR BEDROOMS**  
**PRIVATE REAR GARDEN**  
**DOUBLE GLAZING & GAS CENTRAL HEATING**  
**CLOSE TO LOCAL SCHOOLS**  
**QUIET CUL-DE-SAC LOCATION**  
**FEATURED FIRE PLACE**  
**IDEAL FAMILY HOME**





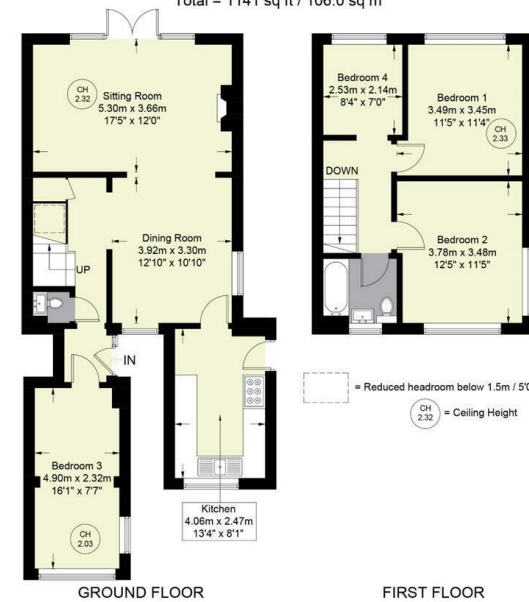






### Bowler Lea

Approximate Gross Internal Area  
Ground Floor = 702 sq ft / 65.2 sq m  
First Floor = 439 sq ft / 40.8 sq m  
Total = 1141 sq ft / 106.0 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.

Hurst Estate Agents

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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