

# CRENDON HOUSE

Est. 1971

**Plomer Green Avenue, Downley  
£825,000 - Freehold**

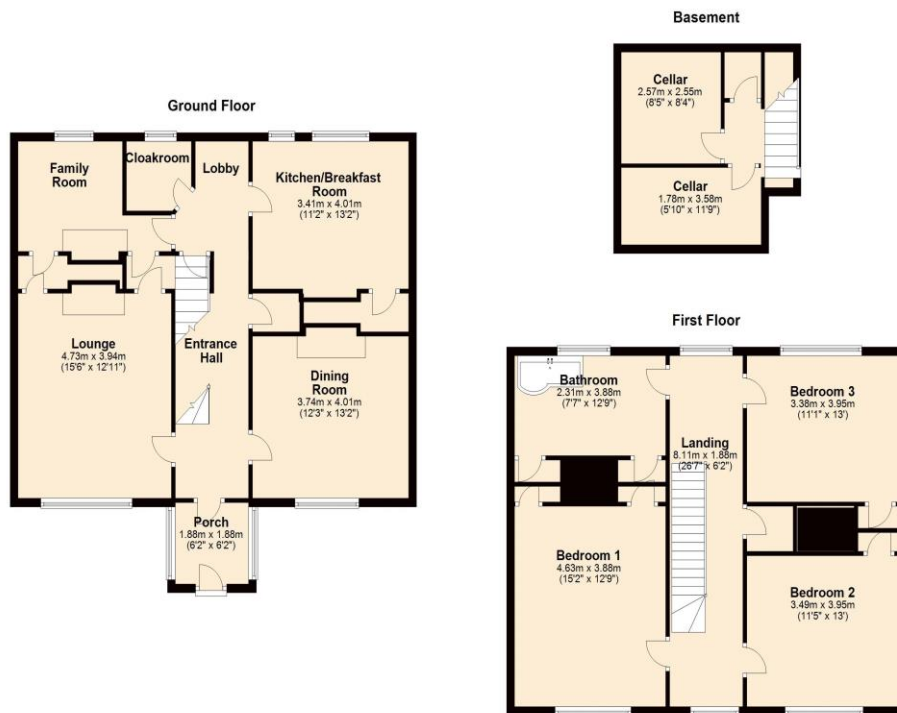


Dating back to 1775, this character detached farmhouse is situated in the popular area of Downley and offers superb living accommodation. The property is offered for sale with 3 double bedrooms, lounge, dining room, kitchen, family room, bathroom, cloakroom and cellar. There is ample parking to the front and side, and a wonderful garden to the rear. There is an outhouse currently being used as an office and storage area. The location is a short drive from the town centre of High Wycombe with all its shops and amenities as well as the mainline train station to London. This is a period property with a wealth of original features and is well worth a look.

**3 Bedrooms  
Character Property  
Cellar**

**Detached  
3 Reception Rooms  
Parking & Gardens**

# The Elms , 43 Plomer Green Avenue, Downley, High Wycombe, Buckinghamshire, HP13 5LW



**Entrance Porch:**

Door to front, windows to side, door to

**Entrance Hall:** 18' 3" x 6' 3" (5.56m x 1.90m)

Stairs rising to first floor, radiator, built in store cupboard

**Lounge:** 15' 7" x 12' 10" (4.75m x 3.91m)

Double glazed window to front, radiator, feature fireplace with hearth and surround

**Dining Room:** 13' 2" x 12' 3" (4.01m x 3.73m)

Double glazed window to front, radiators, feature fireplace

**Lobby:** 8' 4" x 6' 3" (2.54m x 1.90m)

Door to rear, door to cellar.

**Family Room:** 10' 3" x 9' 2" (3.12m x 2.79m) plus door recess

Window to rear, radiator, fitted cupboards

**Cloakroom:**

Window to rear, low level wc, pedestal wash hand basin, tiling, radiator

**Kitchen/Breakfast Room:** 13' 1" x 11' 2" (3.98m x 3.40m)

Windows to rear, range of base level units, stainless steel sink and double drainer, wall mounted boiler, spaces for range cooker and American style fridge/freezer, dishwasher, inset chimney stove, tiling, built in cupboards

**Cellar:**

Steps down from lobby, consisting of small lobby and 2 small rooms

**Landing:** 26' 9" x 6' 3" (8.15m x 1.90m)

Windows to front and rear, airing cupboard

**Bedroom 1:** 15' 5" x 12' 10" (4.70m x 3.91m)

Double glazed window to front, radiator, built in cupboards

**Bedroom 2:** 13' 2" x 11' 3" (4.01m x 3.43m)

Window to front, radiator, built in cupboard

**Bedroom 3:** 13' 1" x 11' 3" (3.98m x 3.43m)

Window to rear, radiator, built in cupboard, loft access hatch

**Bathroom:** 13' 1" x 7' 6" (3.98m x 2.28m)

Window to rear, panel bath, low level wc, pedestal wash hand basin, tiling, built in cupboards

**Council Tax Band:** F

**Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-  
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON  
01628 527766**