



12 PLOMER GREEN LANE, DOWNLEY
PRICE: £495,500 FREEHOLD

am ANDREW
MILSON

**12 PLOMER GREEN LANE
DOWNLEY
HP13 5TN**

PRICE: £495,500 FREEHOLD

Situated in this popular residential road in Downley, this spacious family home offers scope for an extension and remodelling to the side and rear STPP.

**PRIVATE REAR GARDEN:
THREE BEDROOMS: BATHROOM:
LIVING/DINING ROOM: KITCHEN:
PORCH: GAS CENTRAL HEATING:
DOUBLE GLAZED WINDOWS:
PARKING FOR MULTIPLE CARS:
SCOPE TO EXTEND SUBJECT TO PLANNING
PERMISSION:
CLOSE TO GOOD SCHOOLING:**

TO BE SOLD: Situated on this popular residential road offering scope to create an ideal family home is this three bedroom, semi-detached house benefitting from a good size front and rear gardens and spacious living accommodation. Plomer Green Lane is in the Downley area of High Wycombe and therefore close to the National Trust-owned Downley common which serves as a gateway to hundreds of acres of beautiful Chiltern countryside and woodland. Local amenities are close at hand with 2 local parades of shops and additional convenience stores. Within proximity are two good schools for infant and junior children. High Wycombe town centre is easily accessible and offers a more extensive range of amenities including a shopping centre, many restaurants and bars, and a mainline railway station offering a connection to London Marylebone in under 25 minutes.

The accommodation comprises:

Part glazed front door to **ENTRANCE PORCH**
With space for shoe and coat storage. Door to;

ENTRANCE HALL With double glazed window to rear and plantation shutters, radiator, understairs cupboard housing 4 year old Worcester boiler, stairs to first floor.

OPEN PLAN LIVING/DINING ROOM



Dining area: With double glazed bay window overlooking the front with radiator under, picture rail, radiator through to the;



Living area: with open fireplace and brick surround, radiator, double glazed patio door and windows to garden.



KITCHEN: with a range of modern fitted wood fronted wall and base units comprising cupboards and drawers, integrated fridge freezer, electric oven, microwave, five ring gas hob with extractor fan over, space for washing machine and dishwasher. Tile splashback and flooring, double glazed door out to the rear garden.

FIRST FLOOR LANDING with access to the loft.



BEDROOM ONE a large room with double glazed window to the front with radiator under, space for wardrobes and dresser.



BEDROOM TWO with built in wardrobes and shelving, double glazed window to rear with radiator under, picture rail.

BEDROOM THREE Double glazed window to the front of the house.



BATHROOM a suite of panelled bath with shower head attachment, pedestal sink, low level WC, storage cupboard, window with shutter.

OUTSIDE



TO THE FRONT there is a large area laid to lawn with a paved parking area adjacent to the property, gates through to the;



REAR GARDEN a private low maintenance garden predominantly laid to lawn with a paved path to the rear, panel fence and mature shrubs surround, well stocked raised flower borders, gated side access and outside tap.

M47680224

EPC BAND: D

COUNCIL TAX BAND: D

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: using the postcode HP13 5TN the property can be found on your right hand side.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

allan@attfieldjamesfm.co.uk

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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
81.2 sq m / 875 sq ft

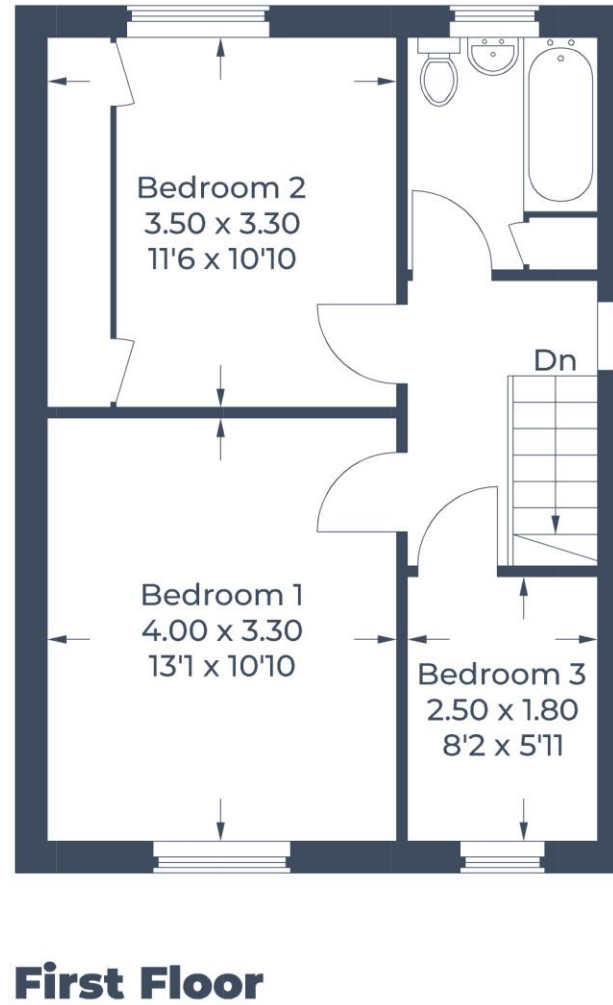
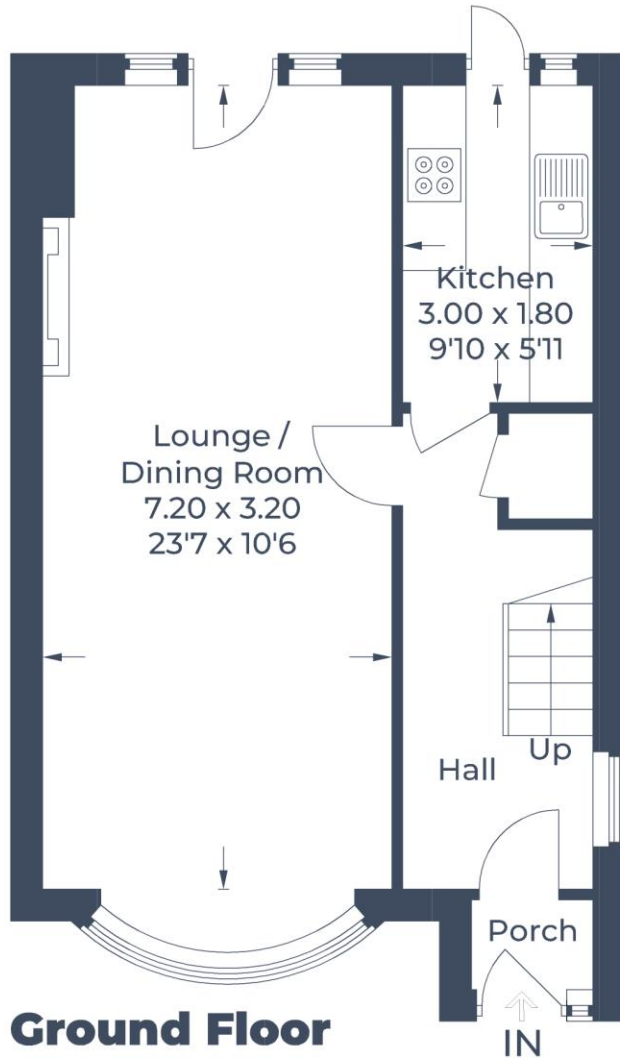


Illustration for identification purposes only,
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