



Connells

The Pastures
High Wycombe



Property Description

An exciting opportunity to own this freehold family home in a superb location. To the ground floor the property offers a large through lounge, fitted kitchen and conservatory leading to a private rear garden with own garage to the rear.

To the first floor the property benefits from two double bedrooms and a family bathroom with potential to renovate and no onward chain.

Viewings are highly recommended.

The village of Downley is within walking distance and has selection of shops, and access to Downley Common with woodland abutting National Trust Land. There are two good schools within the Downley area and a number of schools throughout the High Wycombe area. The town centre is just a mile away, serviced by a bus that passes nearby.

Entrance Hall

15' 6" max x 5' 9" max (4.72m max x 1.75m max)

Reception

20' 5" max x 12' 6" max (6.22m max x 3.81m max)

Conservatory

7' 5" max x 9' 5" max (2.26m max x 2.87m max)

Kitchen

18' 4" max x 6' 7" max (5.59m max x 2.01m max)

Bedroom One

10' 9" max x 13' 9" max (3.28m max x 4.19m max)

Bedroom Two

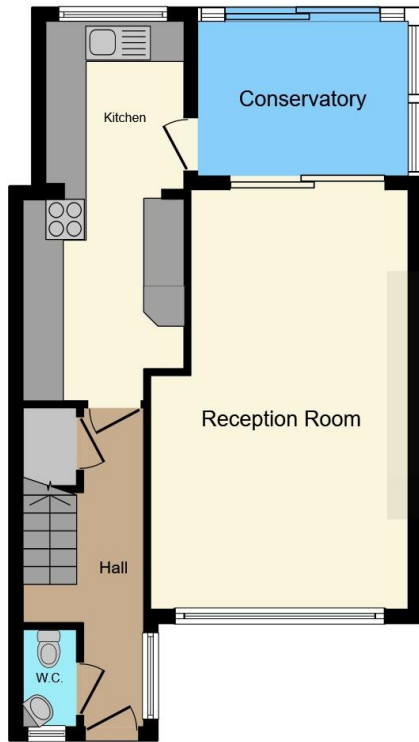
9' 3" max x 11' 10" max (2.82m max x 3.61m max)

Bathroom

6' 3" max x 7' 9" max (1.91m max x 2.36m max)



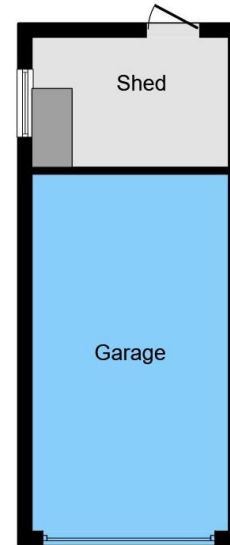




Ground Floor



First Floor



Outbuilding



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

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Tenure: Freehold



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