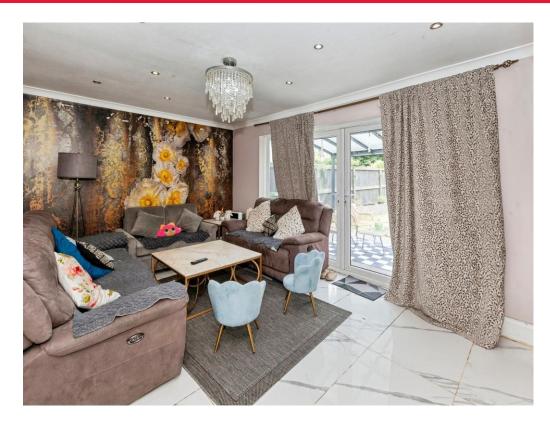


Connells

Bowler Lea Downley High Wycombe







# **Property Description**

This generously proportioned end-terrace home offers versatile living across two floors and is perfect for families or those looking to put their own stamp on a property.

On the ground floor, the entrance hall leads to a bright dual-aspect third bedroom, ideal as a guest room, home office, or additional reception space. A convenient ground floor WC adds practicality, while the open-plan living and dining room features a charming fireplace and French doors opening to the enclosed rear garden, creating a welcoming space for relaxing or entertaining.

The fitted kitchen offers a range of wall and base units with ample space for white goods, providing a functional cooking area with potential for modernisation.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for all.

Outside, the rear garden is mostly laid to lawn, enclosed for privacy-perfect for children, pets, or summer gatherings. The property also benefits from off-street parking.

Some updating is required, presenting an excellent opportunity to add value and personalise this home to your own taste.

Well-connected by public transport, boasts strong local schools, ready access to healthcare, and has a range of shops, eateries, and green spaces both locally in Downley and in nearby High Wycombe. It's ideal for families, commuters, and anyone valuing convenience with a countryside feel.

## **Entrance Porch**

4' 9" max x 4' max (1.45m max x 1.22m max)

### **Entrance Hall**

13' 8" x 5' 9" max (4.17m x 1.75m max)

# **Living Room**

17' 4" max x 11' 5" max (5.28m max x 3.48m max)

# **Dining Room**

10' 8" max x 12' 8" max (3.25m max x 3.86m max)

#### Kitchen

13' 5" max x 8' 2" max (4.09m max x 2.49m max)

## **Downstairs Cloakroom**

#### **Bedroom One**

11' max x 12' 9" max (3.35m max x 3.89m max)

#### **Bedroom Two**

11' max x 12' 3" max (3.35m max x 3.73m max)

# **Bedroom Three (downstairs)**

16' 1" max x 7' 5" max (4.90m max x 2.26m max)

#### **Bedroom Four**

8' 2" max x 7' max (2.49m max x 2.13m max)







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

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EPC Rating: D Council Tax Band: D

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Tenure: Freehold





<sup>1.</sup> 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 agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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