



Connells

Bowler Lea
Downley High Wycombe

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Downley High Wycombe HP13 5UD

for sale guide price
£475,000



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



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