



Connells

Gosling Grove
Downley High Wycombe

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Downley High Wycombe HP13 5YS

for sale
£525,000



Property Description

This attractive detached family home is nestled in a quiet cul-de-sac within the highly sought-after Downley area of High Wycombe. The property boasts a welcoming front garden with a neat lawn and footpaths leading to both the garage and the front door. Inside, the entrance hall provides access to a downstairs cloakroom and a spacious reception room, featuring a front-facing window and double doors opening onto the rear garden. The fitted kitchen offers a range of wall and base units, an integrated oven and hob, and space for essential appliances.

Upstairs, the master bedroom benefits from an en-suite shower room complete with cubicle, WC, and wash basin. Two further well-proportioned bedrooms and a fully tiled family bathroom with bath, WC, and wash basin complete the first floor.

Outside, the rear garden is fully enclosed and includes a patio seating area and a lawn bordered by mature plants, creating a perfect space for relaxation. Additional features include driveway parking for one car and a garage.

Situated in the heart of Downley Village, this home enjoys close proximity to highly regarded schools, local amenities, and the picturesque Downley Common, making it an ideal choice for families seeking a blend of convenience and countryside charm.

Entrance Hall

11' 9" max x 6' 6" max (3.58m max x 1.98m max)

Downstairs Cloakroom

5' 5" max x 2' 6" max (1.65m max x 0.76m max)

Living Room

14' 6" max x 24' max (4.42m max x 7.32m max)

Kitchen

8' 10" max x 9' 4" max (2.69m max x 2.84m max)

Bedroom One

11' 6" max x 11' 7" max (3.51m max x 3.53m max)

Ensuite

7' max x 4' 10" max (2.13m max x 1.47m max)

Bedroom Two

10' 4" max x 11' 6" max (3.15m max x 3.51m max)

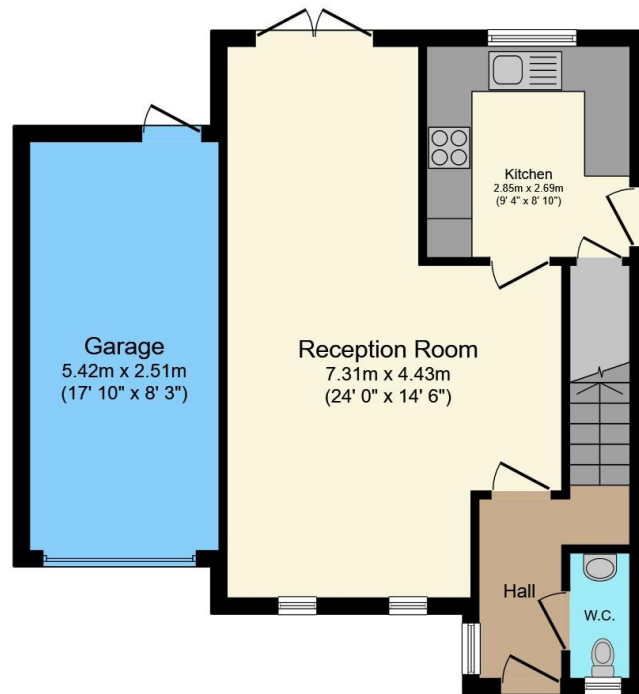
Bedroom Three

7' 10" max x 7' 5" max (2.39m max x 2.26m max)

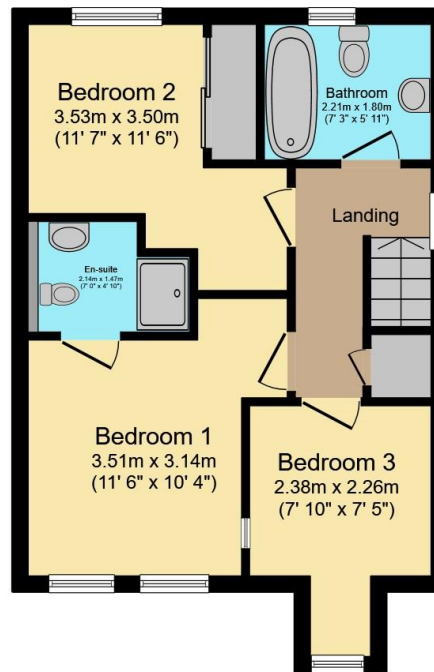
Bathroom

7' 3" max x 5' 11" max (2.21m max x 1.80m max)





Ground Floor



First Floor

Total floor area 95.1 m² (1,023 sq.ft.) approx

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.propertybox.io

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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