



Selwood Way, Downley, High Wycombe, Buckinghamshire, HP13 5XR



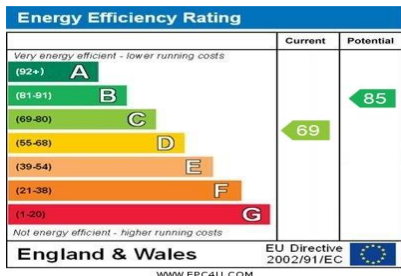
*An extended and impeccably presented family home in a quiet cul-de-sac close to Downley Common.*

| Largely Extended and Immaculately Presented Family Home | Spacious and Flexible Accommodation | Entrance Porch | Reception Hall | Cloakroom/Shower Room | Lounge | Sitting Room | Dining Room | Modern Fitted Kitchen Opening to Breakfast Room | Utility Room | Landing | Three Double Bedrooms | En Suite Shower Room to Master Bedroom | Family Bathroom | Gas Central Heating | Double Glazing | Integral Garage (Slightly Reduced in Size) | Driveway Parking for Two Cars | Private and Secluded Landscaped Garden | Viewing Essential |

A largely extended and immaculately presented family home situated in a quiet cul-de-sac in Downley village within walking distance of Downley Common. Offered in pristine condition, the property has spacious and flexible accommodation, in essence having four reception rooms and three double bedrooms with shower room, family bathroom and en suite shower room to the master bedroom. here is a modern fitted kitchen with separate utility room and the property benefits from double glazing and gas central heating. There is a slightly reduced size garage with driveway parking for two cars and a private, secluded west facing landscaped rear garden. Planning permission was granted (now expired, plans available) for a second storey extension to enlarge the first-floor accommodation and the integral garage could also be converted, as many in the road have done. A viewing of this property is essential to be fully appreciate its size and quality.

**Price... £585,000**

*Freehold*





## LOCATION

Situated in the heart of Downley village, the property is within walking distance of all local village amenities which includes a choice of convenience stores/mini markets, food outlets, hairdressers, amongst other shops and two local village pubs. The busier town of High Wycombe is approximately 1.5 miles away and offers a substantial array of shops, hospitality and entertainment venues as well as a mainline rail link to London/Birmingham.



## DIRECTIONS

Leave High Wycombe on the A4128 Hughenden Road and after passing over the second mini roundabout take the next turning left into Coates Lane. At the T-Junction turn right, which is also Coates Lane, and follow the road ascending the hill into Downley Village. On reaching the top of the hill continue onto Commonsides and take the next turning left into Narrow Lane and then take the second turning right into Selwood Way. The property will be found on the right-hand side.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

C

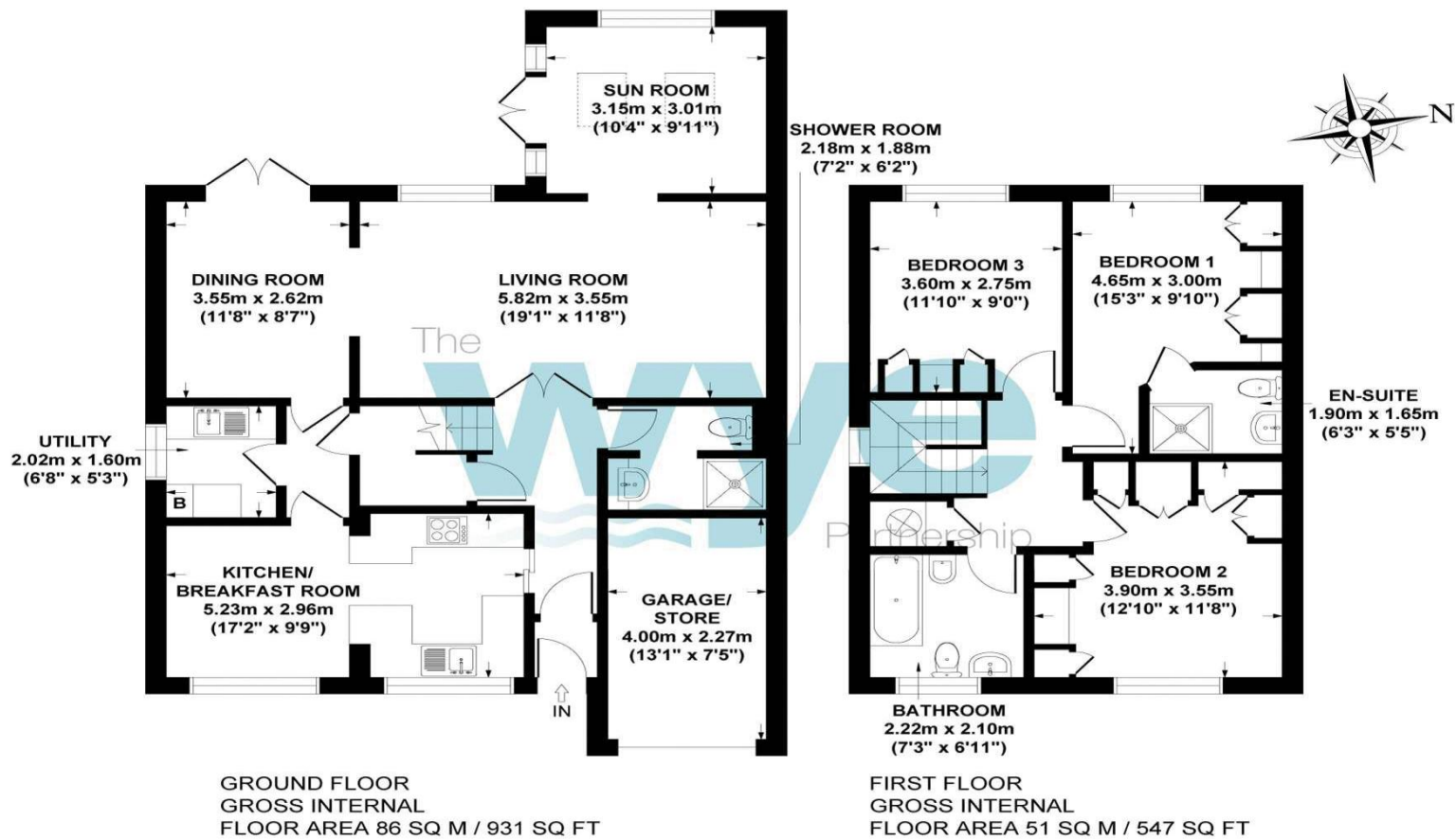
### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*





**SELWOOD WAY, DOWNLEY, HP13 5XR**  
**APPROX. GROSS INTERNAL FLOOR AREA 137 SQ M / 1478 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

The **wye** Partnership