



Gosling Grove, Downley, High Wycombe, Buckinghamshire, HP13 5YS

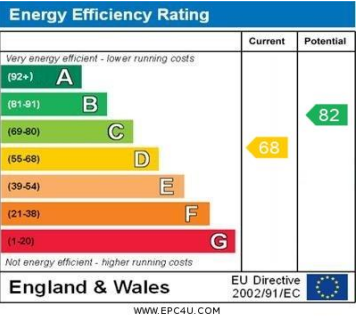
A well-kept detached family home situated in a desirable location overlooking a green and pond to the front.

| Detached Family Home Overlooking Green And Village Pond | Entrance Hall | Cloakroom | Living Room | Separate Dining Room | Kitchen | Utility Room | Landing | Master Bedroom With En-Suite Shower Room | Three Further Bedrooms | Family Bathroom | Gas Central Heating | Double Glazing | Double Garage | Level Gardens | Sought After Location | No Onward Chain |

Situated in the heart of Downley Village in a quiet residential location opposite the village pond, a well-kept detached family home. The property enjoys well-kept level gardens and has a double garage and driveway. The accommodation comprises of four bedrooms one with en-suite shower room, two separate reception rooms, modern kitchen, utility room, a downstairs cloakroom and a first-floor bathroom. The property is heated via a gas central heating system and is double glazed throughout. Available with no onward chain.

Price... £600,000

Freehold



LOCATION

The property is situated in a delightful setting close to all the amenities the village of Downley has to offer. There are a number of convenience stores within walking distance as well as a highly regarded junior school. The village is centred around the common and provides woodland and countryside walks. The village is home to two pubs, village football and cricket clubs as well as various activity groups for all ages. The main town centre of High Wycombe is easily accessible, about two miles away, and provides a vast array of shopping, leisure and hospitality outlets as well as a mainline railway station to London/Birmingham.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and after approximately one and a half miles turn right at the traffic lights into Plomer Hill. Take the first turning on the left into Pheasant Drive and continue to the top of the hill leading into Grays Lane. Once in Grays Lane take the second turning on the left into Gosling Grove, proceed for a short distance and the property will be found on the right.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

D

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.

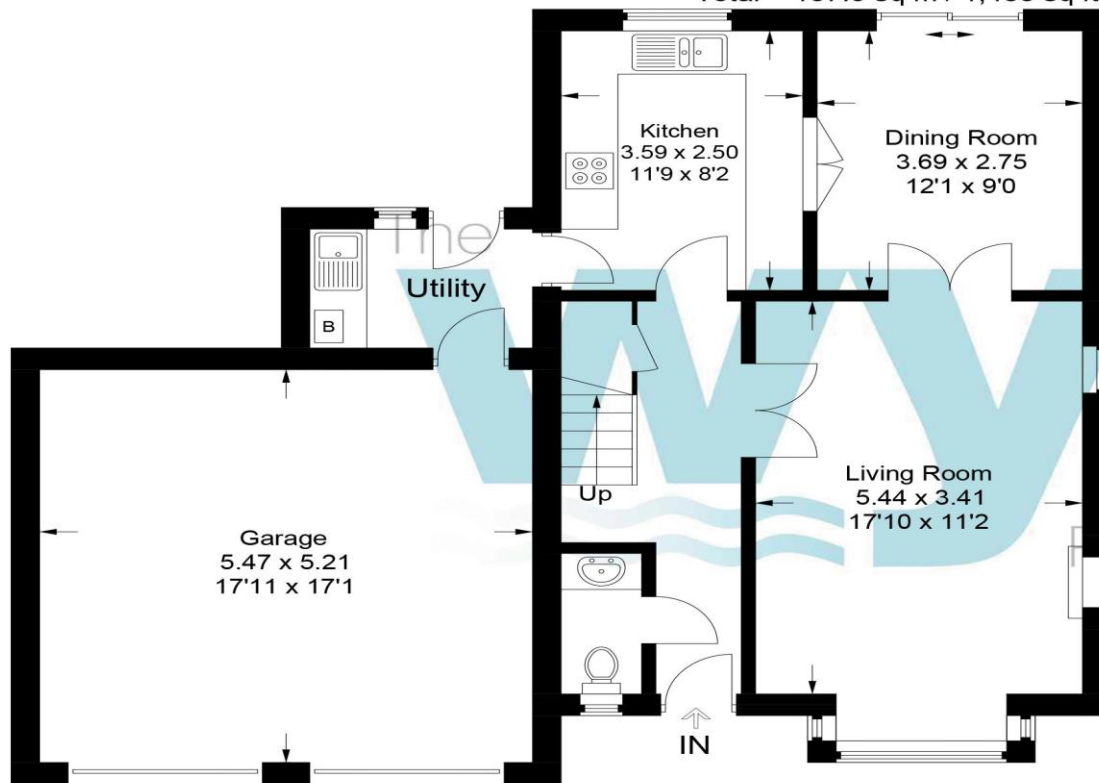


22 Gosling Grove

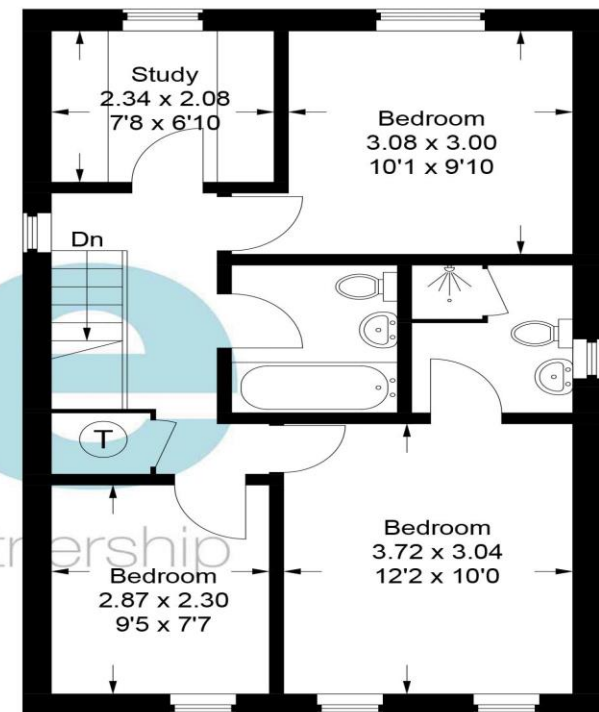
Approximate Gross Internal Area
Ground Floor = 87.3 sq m / 940 sq ft
(Including Garage)

First Floor = 50.6 sq m / 545 sq ft

Total = 137.9 sq m / 1,485 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership