

Plomer Green Lane, Downley, High Wycombe, Buckinghamshire, HP13 5XN



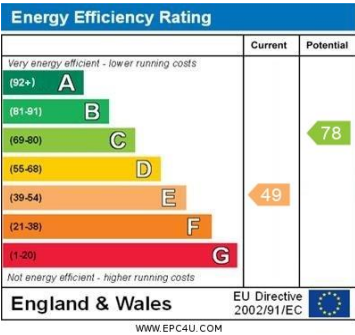
*Spacious detached bungalow in country lane setting with huge scope to improve and extend.*

| Spacious Detached Bungalow in Country Lane Setting | Just a 'Stones Throw' from Downley Common | Exceptional Gardens/Plot Size With Ample Scope to Improve/Extend (STPP) | Reception Hall | Lounge/Dining Room | Huge Conservatory | Kitchen | Three Bedrooms Bathroom | 31ft Loft Room | Garage and In/Out Driveway Providing Ample Parking | Gas Central Heating | Double Glazing | No Onward Chain | Viewing Strongly Recommended |

Situated in a most enviable location in the heart of Downley village, in a semi-rural lane setting and within walking distance of Downley Common, we are delighted to offer an incredible opportunity to purchase this detached bungalow which offers spacious accommodation and occupies an extensive plot. The property lends itself to general updating but more excitingly it presents an opportunity to re-model and enhance the current footprint or extend, subject to PP being obtained, to create what could be an exceptional home.

**Price... £700,000**

*Freehold*





**LOCATION**

Situated in the heart of Downley village, within walking distance of all local amenities as well as Downley Common and woodland and the highly regarded Downley School. With countryside on your immediate doorstep the town centre of High Wycombe is less than two miles away and provides a vast array of shopping, transport, hospitality and leisure facilities.

**DIRECTIONS**

Leave High Wycombe on the A40 West Wycombe Road, continue for approximately one mile and at the second set of traffic lights turn right into Plomer Hill. Ascend the hill continuing into Plomer Green Lane, pass the Co-op convenience store and, after passing the High Street, which is on the right-hand side, proceed for approximately 200 metres and the property will be found on the right-hand side.

**ADDITIONAL INFORMATION**

**COUNCIL TAX**

Band F

**EPC RATING**

E

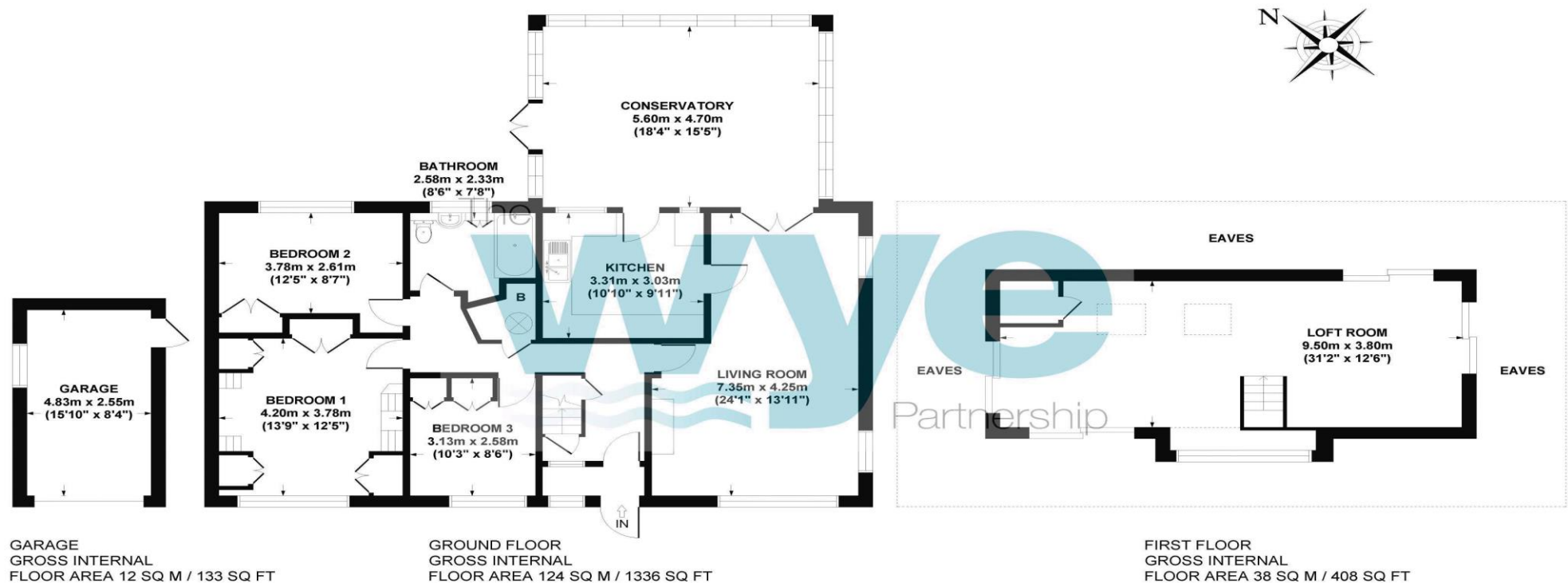
**MORTGAGE**

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.*





**RED ROOFS, PLOMER GREEN LANE, DOWNLEY, HP13 5XN**  
**APPROX. GROSS INTERNAL FLOOR AREA 174 SQ M / 1877 SQ FT**  
**(INCLUDING GARAGE)**  
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership