



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

A well-presented four bedroom detached house situated in a desirable cul-de-sac location.

| Well Presented Family Home | Entrance Hall | Cloakroom | Living/Dining Room | Kitchen/Breakfast Room | Landing | Four Bedrooms | Bathroom | Gas C/H | Double Glazing | Garage + Driveway Parking | Gardens | Sought After Location Close To The Common And Local Amenities |

Situated in a highly regarded cul-de-sac, close to Downley Common, local amenities and popular schooling. This well-presented detached family home has accommodation comprising: entrance hall, cloakroom, living room with double doors giving access to the rear garden, a well-equipped kitchen/dining room, cloakroom/utility room, landing, four bedrooms and bathroom. The property is double glazed and has a gas heating system to radiators. To the outside there is a driveway providing off-road parking and a garage. To the rear the garden is level and laid to lawn with a decked terrace.

Price... £615,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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

In an approach from High Wycombe, leave on the A40 West Wycombe Road and at the second set of major traffic lights, turn right into Plomer Hill. At the top of the hill, turn right into Littleworth Road and then second left into Narrow Lane. Selwood Way is on the left and number 35 can be found on the right.



ADDITIONAL INFORMATION

COUNCIL TAX

Band F

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

Approximate Gross Internal Area
Ground Floor = 545 sq ft / 50.6 sq m
First Floor = 551 sq ft / 51.2 sq m
Garage = 185 sq ft / 17.2 sq m
Total = 1281 sq ft / 119.0 sq m



Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

The **wye** Partnership