



19 South View

Downley, High Wycombe

- Extended & Well Presented Detached Family Home
- Quiet Walkway Position in the Heart of Downley Village
- Cloakroom, Dining Room & Large Open Plan Fitted Kitchen/Sitting Room
- Three Bedrooms with En Suite Shower Room to Master and Family Bathroom
- Gas Central Heating, Double Glazing, No Onward Chain
- Enclosed West Facing Gardens, Garage and Parking at the Rear

Situated in the heart of Downley Village and within walking distance of all local amenities including local shops, which cater for all day-to day-needs, a respected junior school, pubs as well as having access to extensive countryside and woodland for those that enjoy the outdoors for walks, mountain biking etc. There is a regular bus service which serves access to the town centre with mainline rail link to London and the North.

Council Tax band: E

Tenure: Freehold

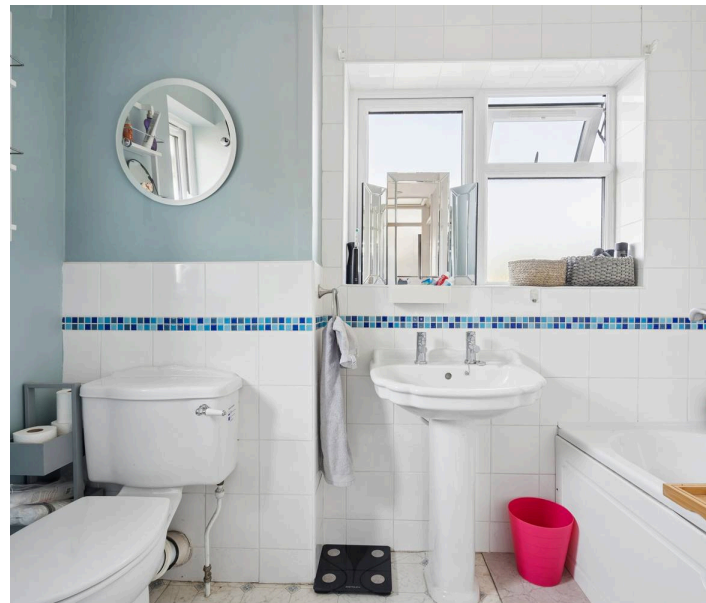
EPC Energy Efficiency Rating: C



19 South View

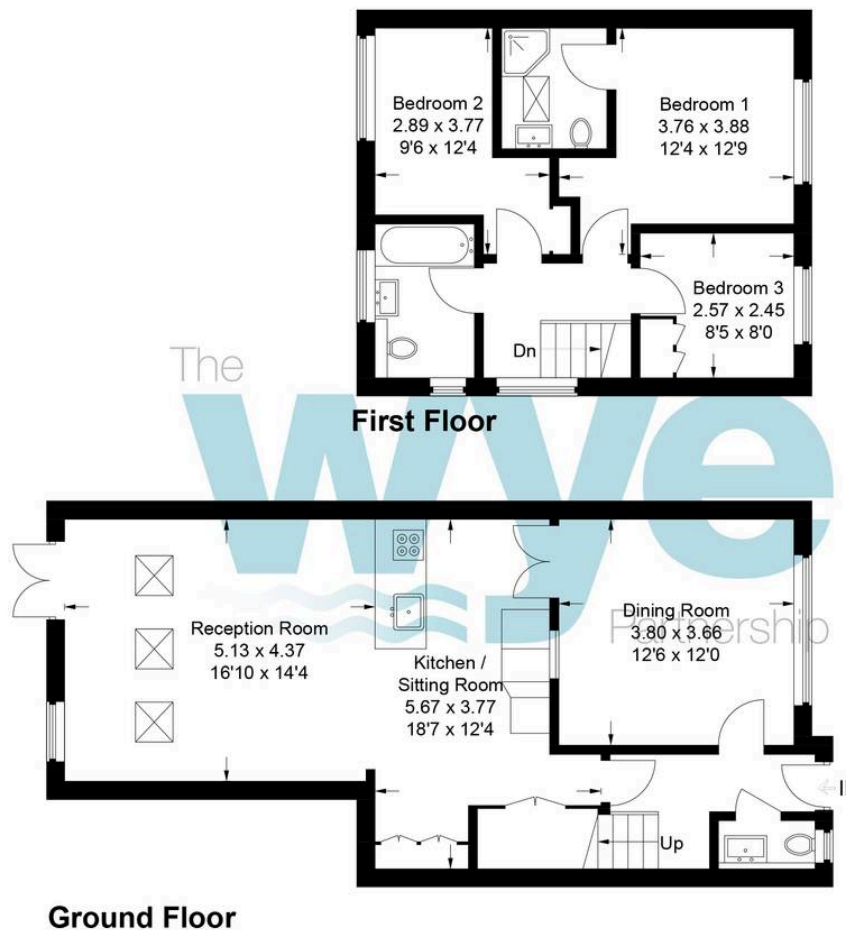
Downley, High Wycombe

This beautifully extended and well-presented three bedroom detached family home is ideally situated in a quiet walkway position in the heart of Downley Village. The property offers spacious and versatile accommodation, featuring a welcoming entrance hall with cloakroom, a separate dining room, and a large open plan fitted kitchen and sitting room, perfect for modern family living and entertaining. Upstairs, there are three bedrooms, including a master bedroom with an en suite shower room, as well as a contemporary family bathroom. The house benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Additional features include a garage and parking at the rear. Offered to the market with no onward chain, this attractive home would suit families or professionals seeking a peaceful yet convenient location. With its thoughtful layout and high standard of presentation, this property represents an excellent opportunity to secure a superb home in one of Downley's most sought-after areas. Early viewing is highly recommended to fully appreciate the quality and space on offer.



19 South View, Downley High Wycombe HP13 5UL

Approximate Gross Internal Area
Ground Floor = 63.7 sq m / 686 sq ft
First Floor = 40.3 sq m / 434 sq ft
Total = 104.0 sq m / 1,120 sq ft



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.
© CJ Property Marketing Ltd Produced for Wye Residential

The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wylcombe@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

