



2 West Court

Downley, High Wycombe

- End Of Terrace Home
- Two Double Bedrooms & En-Suite To The Master
- Downstairs Cloakroom
- Gas Central Heating, Double Glazing
- A Stones Throw From Downley Common
- Quiet Cul-de-sac
- Ample Driveway Parking

West Court is ideally located in the popular village of Downley, High Wycombe, close to local shops, schools, cafés and green spaces, with convenient access to the railway station offering direct trains to London Marylebone in under 30 minutes, Oxford and Birmingham.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

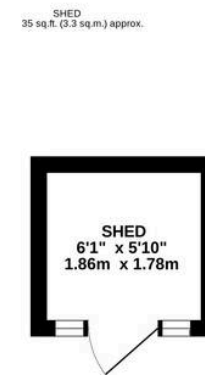
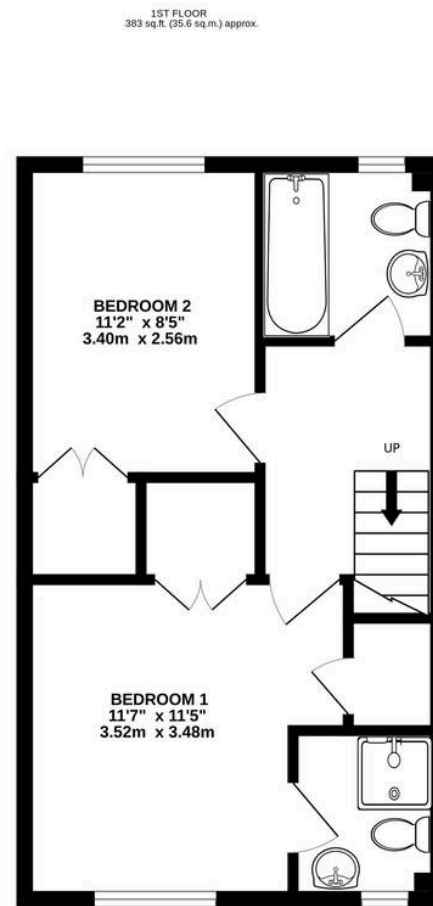
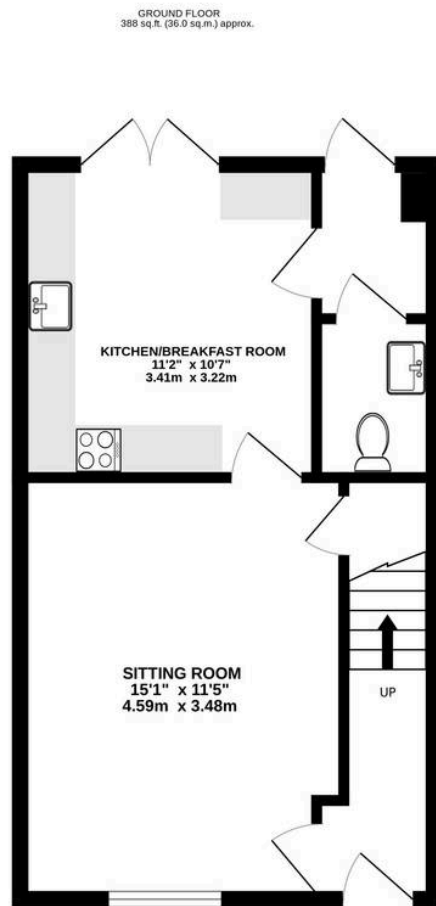


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Situated in a quiet cul-de-sac just moments from the picturesque Downley Common, this well-presented end of terrace home offers comfortable and modern living throughout. The property features two generously sized double bedrooms, with the master bedroom benefiting from a stylish en-suite shower room for added privacy and convenience. The ground floor comprises a bright and welcoming lounge, a contemporary fitted kitchen, and a practical downstairs cloakroom. With gas central heating and double glazing throughout, the house ensures a warm and energy-efficient environment all year round. Ample driveway parking to the front of the property provides convenience for residents and visitors alike. This attractive home is ideal for professionals, couples, or small families seeking a peaceful setting with easy access to local amenities and transport links. Viewing is highly recommended to fully appreciate the spacious layout, quality finish, and sought-after location that this delightful property has to offer.





TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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