



4 Woodcote Green

Downley, High Wycombe

- A Very Well Presented And Much Improved Extended Three Bedroom Terrace House
- Gas Central Heating To Radiators And Double Glazed Windows And Doors
- Modern Refitted Kitchen And Beautiful Refitted Bathroom And Ground Floor Cloakroom
- Previous Planning Permission To Convert The Conservatory Into A Rear Extension
- Good Size Attractive South Facing Rear Garden, Open Plan Front Garden
- Garage Plus Additional Driveway Parking For Two Cars
- Quiet Highly Sought After Walkway Location In Catchment For And A short Walk From Downley School
- Short Walk To Downley Village & Common, Must Be Seen Inside To Be Appreciated

Located in the heart of Downley close to 'The Common', local shops, public houses and highly regarded schools. Convenient also for High Wycombe town centre and a whole host of amenities to include; mainline railway station with 25-minute trains to London, Birmingham and Oxford, large supermarkets, restaurants, hospital, cinema and bowling alley. The renowned Hughenden Park, Hughenden Manor and the National Trust village of West Wycombe are all close by.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



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This very well presented and much improved extended three bedroom terrace house offers spacious and versatile accommodation, ideally located in a highly sought after and peaceful walkway position. Featuring gas central heating to radiators and double glazed windows and doors throughout, the property boasts a modern refitted kitchen, a beautiful refitted bathroom, and a convenient ground floor cloakroom. The generous living spaces have been thoughtfully enhanced, and the property also benefits from previous planning permission to convert the existing conservatory into a rear extension, offering further potential. The house lies within the catchment area for the popular Downley School and is only a short walk away, making it perfect for families. Additional benefits include a garage and driveway parking for two cars, providing ample off-road parking. The home is within easy walking distance of Downley village and common, giving access to a range of local amenities and community facilities. This property must be seen inside to be fully appreciated, as it combines a prime location with high quality modern finishes and excellent potential for further enhancement. Early viewing is highly recommended to avoid disappointment.



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Approximate Gross Internal Area
 Ground Floor = 58.8 sq m / 633 sq ft
 First Floor = 42.8 sq m / 461 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 115.4 sq m / 1,242 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.
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