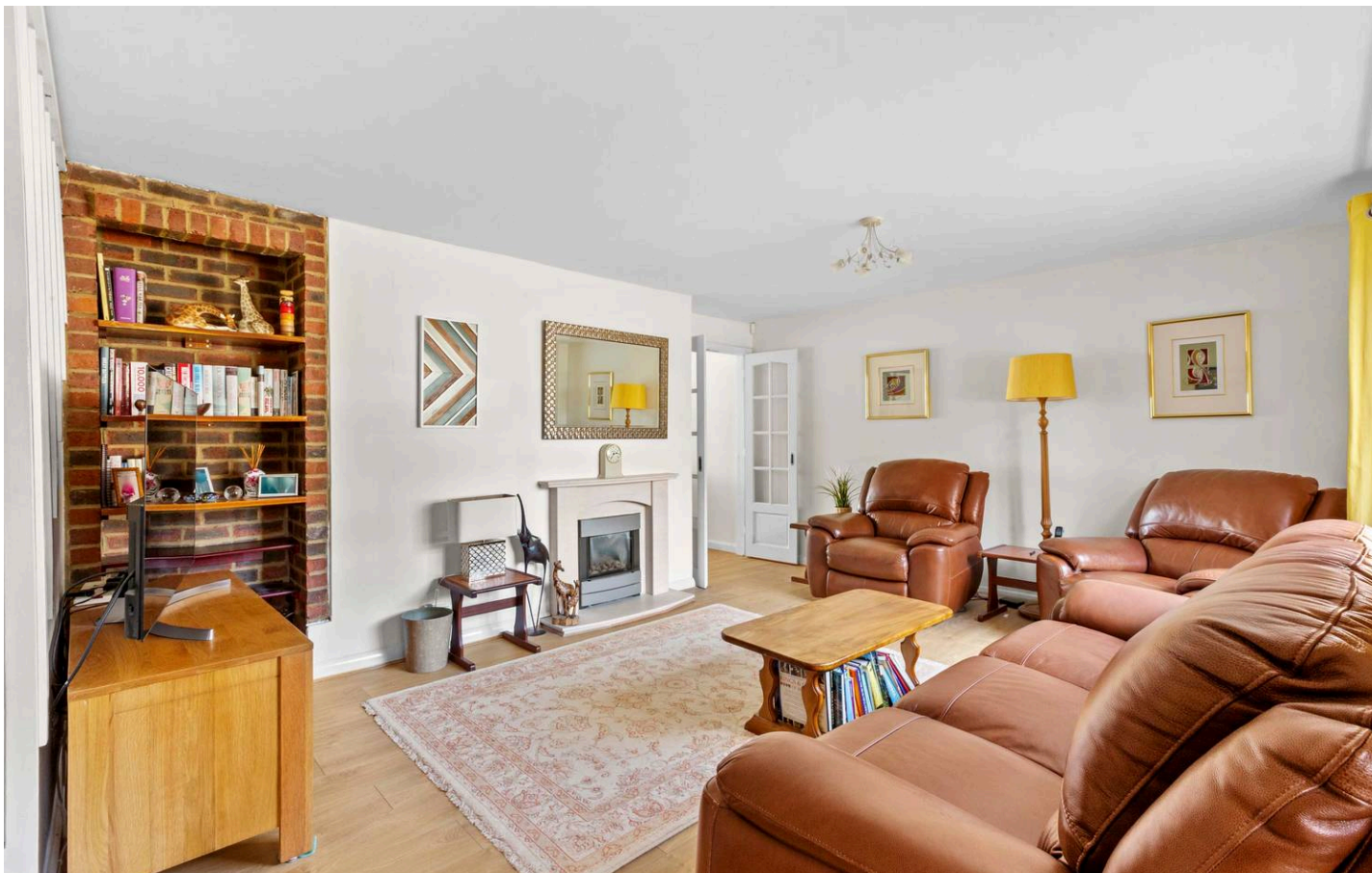




1 Sunnycroft, Downley - HP13 5UQ
£525,000



- Scenic countryside views
- Solar panels
- Spacious patio with outdoor seating
- Private rear garden
- Spacious driveway & attached garage

Close to National Trust-owned Downley Common which serves as a gateway to acres of beautiful Chiltern Countryside and woodland, perfect for beautiful walks. Downley has both a Tesco Express and a Co-Op supermarket along with several other village shops. The Downley school is just around the corner, whilst for the older children you have access to some of the finest state grammar schools – John Hampden, RGS & Wycombe High. High Wycombe town centre, Eden shopping complex is easily accessible and offers a more extensive range of amenities including high street stores, restaurants, Tesco Supermarket and Cinema/Bowling complex. You will also find Wycombe Swan Theatre which hosts quality shows, concerts and comedians. The mainline Train station provides regular fast service to London Marylebone & Birmingham and the M40 can be accessed from Junction 4 to London, Oxford and The North.



Council Tax band: E

Tenure: Freehold

EPC Rating: C

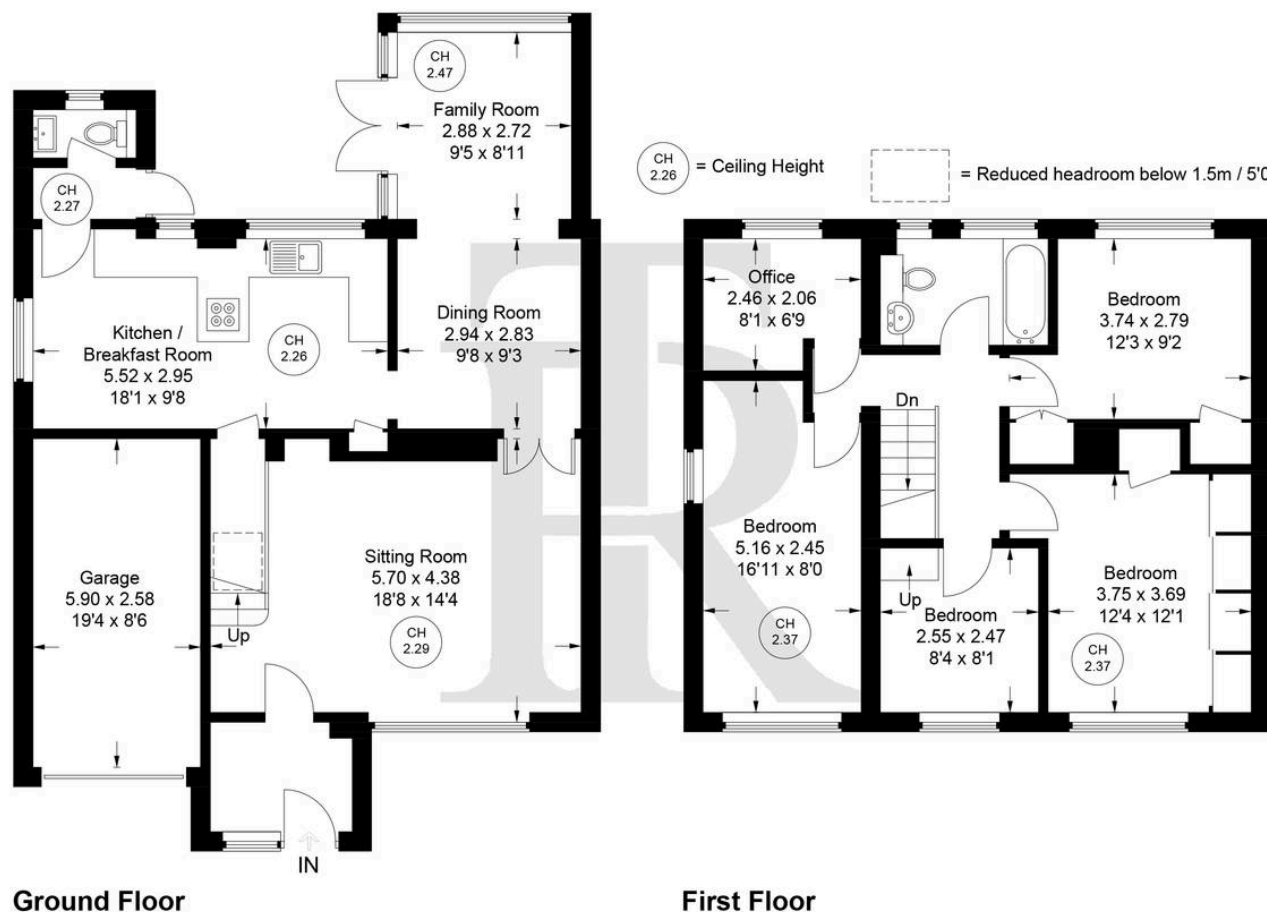


This beautifully presented four-bedroom, semi-detached house offers the perfect blend of modern living and serene countryside charm. The Solar Panels are wholly owned and made £9950 from 2020 to end of 2025. In the recent 3 years they've averaged pay-outs of £1800/year after a panel clean. With three spacious reception rooms, the property provides exceptional flexibility. A driveway and integral garage ensure off-road parking and convenience and storage. The home is surrounded by mature gardens, with both front and rear outdoor spaces thoughtfully landscaped to maximise privacy and enjoyment of the scenic countryside views.

Step inside to discover the heart of the home, a modern kitchen, complete with sleek white units, integrated appliances, a breakfast bar, and an open-plan dining area. The inviting living room boasts a striking brick feature wall with built-in shelving, a modern fireplace, all complemented by stylish wood flooring. French doors and large windows provide seamless access to the lush rear garden. The bedrooms are equally well-appointed, offering built-in storage solutions ideal for both adults and children. A modern bathroom with integrated storage ensures a bright, private, and functional family space.

Outdoor living is truly a highlight, with a spacious patio ideal for al fresco dining, a secure fenced garden perfect for children or pets, and mature greenery. Additional benefits include a garden shed for storage, built-in shelving throughout, and a welcoming front garden that enhances kerb appeal.





1 Sunnycroft, HP13 5UQ

Approximate Gross Internal Area
 Ground Floor = 67.1 sq m / 722 sq ft
 First Floor = 62.5 sq m / 673 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 142.9 sq m / 1538 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
 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.



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