



# 38 School Close

Downley, High Wycombe

- Modern Terraced Home Within Sought After Development
- Quiet Location Overlooking A Small Green In The Heart Of Downley Village
- Cloakroom, Fitted Kitchen/Dining Room, Living Room
- Two Double Bedrooms, Bathroom + En-Suite Shower Room To Master
- Gas Central Heating, Double Glazing
- Enclosed Gardens & Allocated Parking
- Close To Downley Common And Local Amenities

Situated in the heart of Downley Village within easy reach of all amenities as well as good local schooling, the common and woodland is the gateway to beautiful countryside, ideal for country walks. The main town of High Wycombe is just a short drive away and is also accessible by regular public transport. The town centre offers a wide selection of retail outlets as well as a mainline railway station to London Marylebone and the North.

Council Tax band: D

Tenure: Freehold

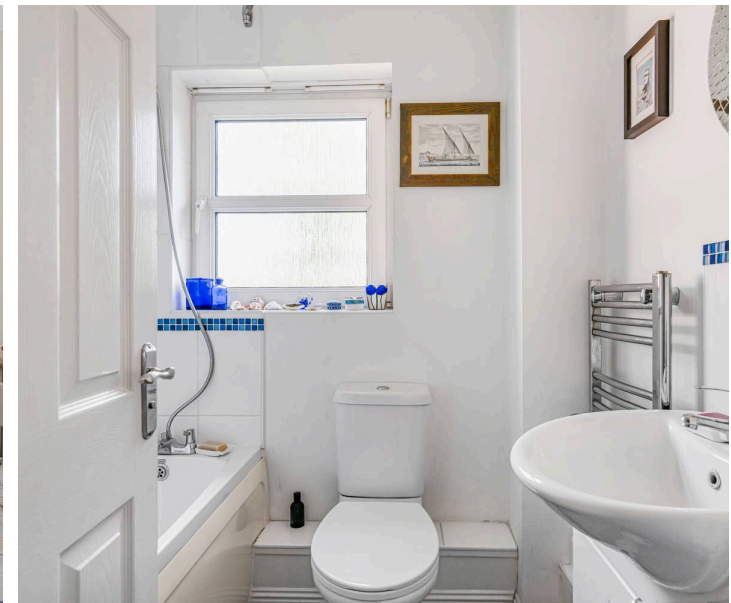
EPC Energy Efficiency Rating: C

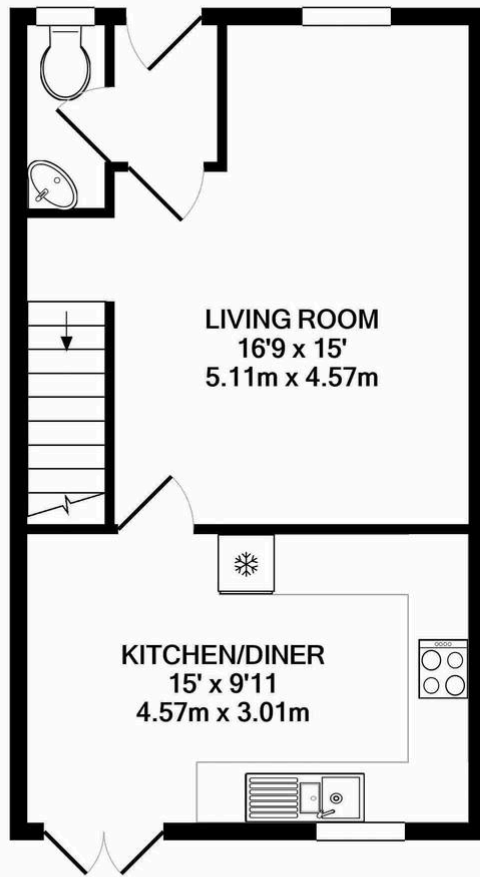


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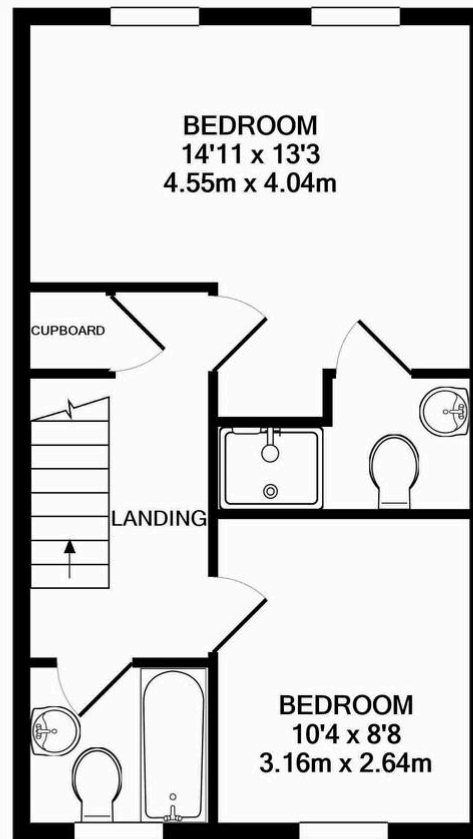
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This beautifully presented two bedroom terraced home is situated within a highly sought after development in the heart of Downley village, offering a quiet location overlooking a small green. The property features an entrance hall, cloakroom, a modern fitted kitchen and dining area with double doors to rear garden, a spacious living room, all designed for comfortable family living. Upstairs, you will find two good sized bedrooms, including a master bedroom with an en-suite shower room, as well as a well-appointed family bathroom. The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency. Residents will appreciate the allocated parking, adding to the convenience of this stylish home. Ideally located close to Downley Common local amenities, this property offers an excellent balance of peaceful village living with easy access to everything you need for day-to-day life. Early viewing is highly recommended.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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