

wye Partnership

33 Grays Lane, Downley, High Wycombe, HP13 5TZ

£360,000

33 Grays Lane

Downley, High Wycombe

- A Good Size Three Bedroom Terrace House In Highly Regarded Location
- Double Glazed Windows But Requiring Heating System
- Entrance Hall, Kitchen And Two Reception Rooms
- First Floor Landing, Three Bedrooms, Bathroom With Separate Night Cloakroom
- In Need Of Some Updating And Improvement Internally.
- Popular Location A Short Walk To Downley Common And Catchment For Downley School
- Enclosed Rear Garden With Rear Access, Garage In Nereby Block
- No Upper Chain, We Hold Keys For Early Viewing

In the heart of Downley Village, close to 'The Common', local shops, public houses and highly regarded schools. Convenient 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: F







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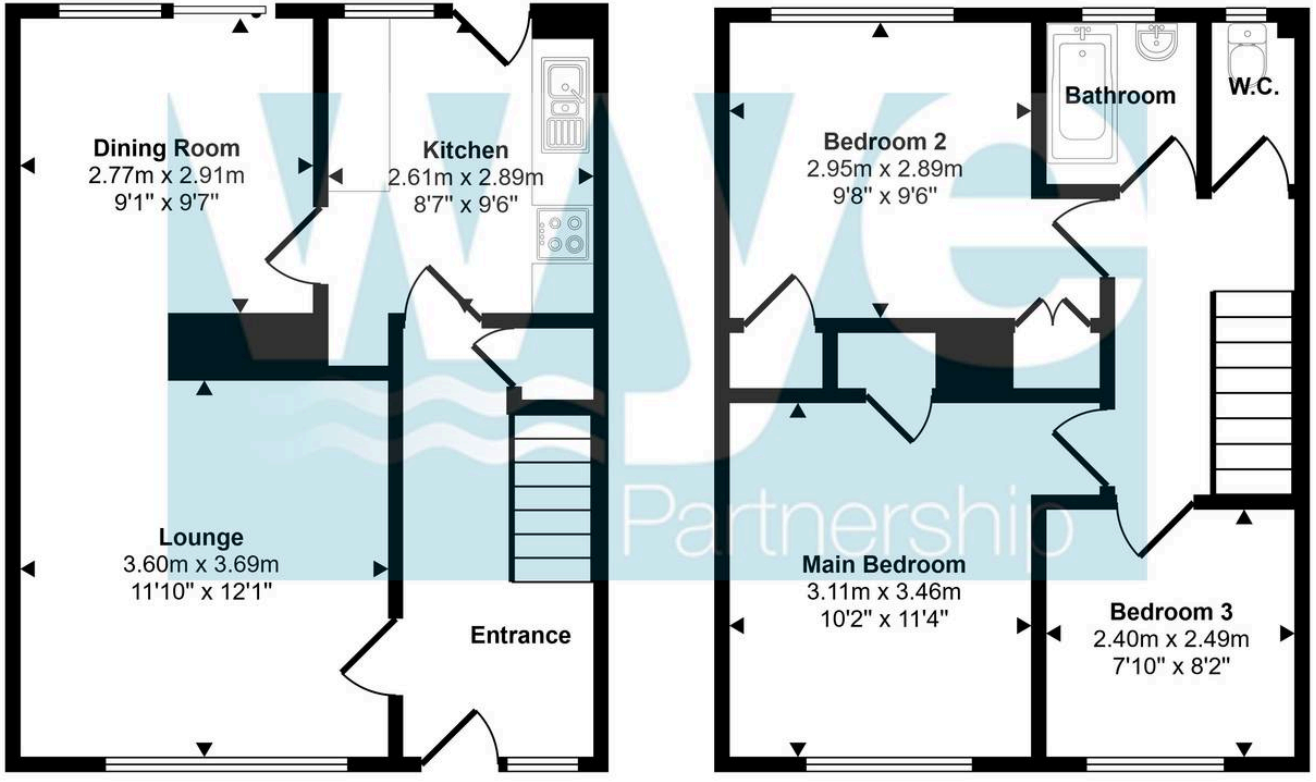
Situated in a highly regarded location, this good size three bedroom terrace house offers well proportioned accommodation and an opportunity for a buyer to update and improve a home to their own taste. An entrance hall provides a welcome introduction to the accommodation and leads to the principal ground floor rooms. The layout includes a kitchen and two separate reception rooms, with the potential to arrange the space to suit a range of lifestyles. The kitchen offers scope for updating as part of a wider programme of improvement. On the first floor, the landing gives access to three bedrooms, a bathroom and a separate night cloakroom complete the first floor layout. The property benefits from double glazed windows, although heating is required, and some internal updating and improvement is needed throughout. A garage is also available in a nearby block, providing additional practical space as well as an enclosed rear garden. This presents an opportunity for buyers looking for a home they can personalise, whether undertaking improvements gradually or planning a more comprehensive refurbishment. The location is a feature of the property, with Downley Common a short walk away and the house falling within the catchment area for Downley School. These attributes, combined with the size and versatility of the accommodation, make the property worthy of consideration by a variety of purchasers. The property is offered with no upper chain, and we hold keys to facilitate an early viewing







Approx Gross Internal Area
81 sq m / 868 sq ft



Ground Floor
Approx 40 sq m / 431 sq ft

First Floor
Approx 41 sq m / 438 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The Wye Partnership High Wycombe

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