



62 Grays Lane, Downley, HP13 5UG
£465,000

62 Grays Lane

Downley, High Wycombe

- Very Well Presented Semi Detached Family Home
- Sought After Location Close to the Heart of Downley Village
- Reception Hall, Lounge, Dining Room and Kitchen
- Three Bedrooms and Family Bathroom
- Gas Central Heating, Double Glazing, Garage and Garden
- Viewing is Strongly Recommended

Situated in the heart of Downley Village and within walking distance of all local amenities including local shops, which cater for all day-to-day-needs, a respected junior school, pubs as well as having access to extensive countryside and woodland for those that enjoy the outdoors for walks, mountain biking etc. There is a regular bus service which serves access to the town centre with mainline rail link to London and the North.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



62 Grays Lane

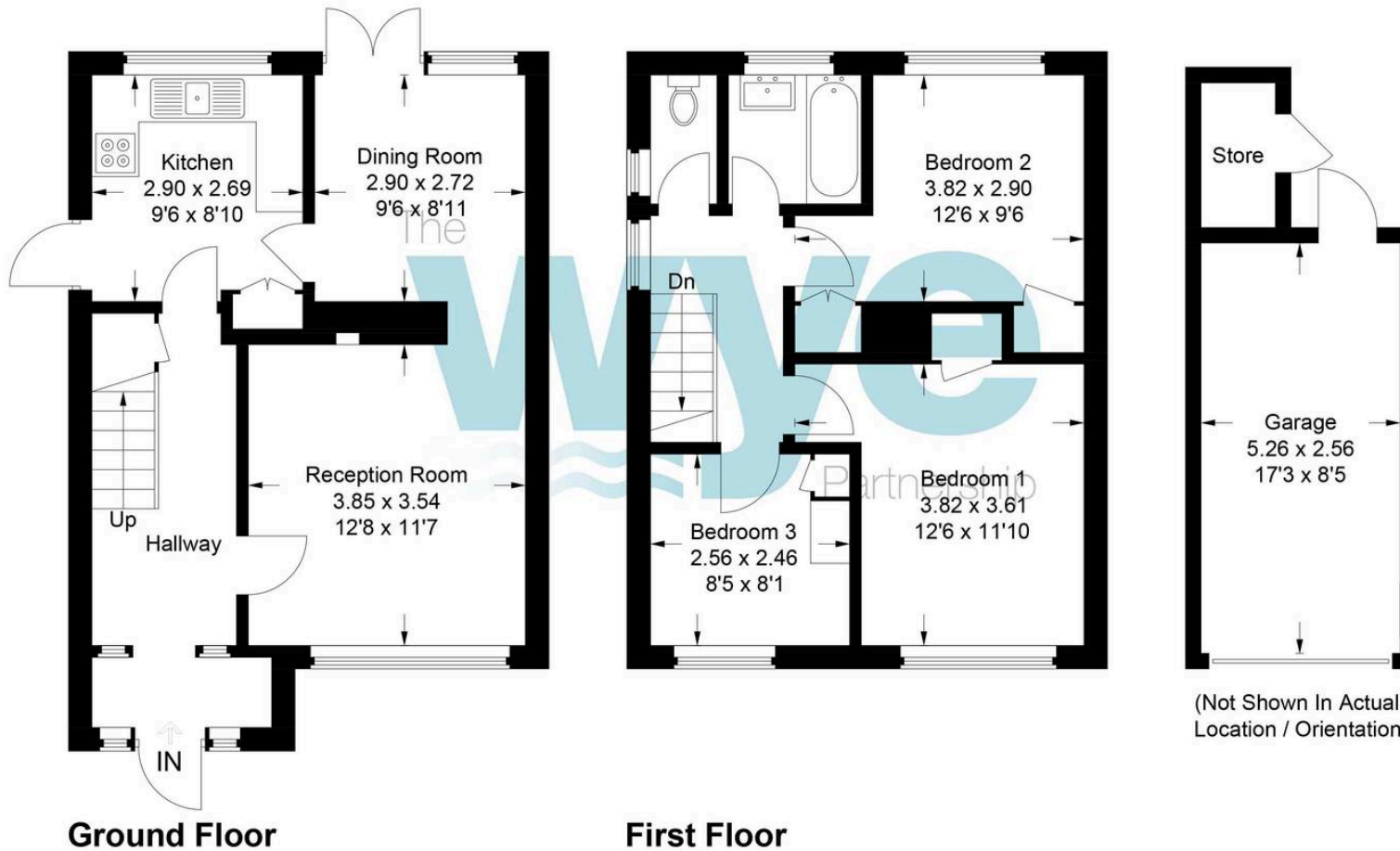
Downley, High Wycombe

This very well presented three bedroom semi detached family home is ideally situated in a sought after location close to the heart of Downley Village. The property offers spacious and versatile accommodation, featuring a welcoming reception hall, a bright and comfortable lounge, a separate dining room, and a kitchen with ample storage and workspace. Upstairs, there are three good sized bedrooms, along with a contemporary family bathroom. The home benefits from gas central heating and double glazing throughout. Additional features include a garage, providing valuable storage or parking options and a private, well tended garden . Located within easy reach of local amenities, schools, and transport links, this property is perfectly suited for families or professionals seeking a convenient and desirable address. Viewing is strongly recommended to fully appreciate this delightful home which is on the market for the first time since purchased from new.



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Approximate Gross Internal Area
Ground Floor = 43.4 sq m / 467 sq ft
First Floor = 40.5 sq m / 436 sq ft
Garage / External Cupboard = 15.1 sq m / 162 sq ft
Total = 99.0 sq m / 1,065 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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