



**AB**

hunnors & habingtons

Plomer Green Lane  
Downley

# Plomer Green Lane Downley High Wycombe HP13 5TT

Offers Over £400,000

An improved and refurbished three bedroom end of terrace cottage within a short walk of Downley Common and other village amenities. The property dates from the 1900s and retains original features.

The ground floor accommodation comprises; a lounge with original fireplace with log burning stove, ideal spot for gathering in the winter months, a kitchen/diner with ample eye and waist level storage units and space for white goods.

To the first floor is a large, double bedroom with fitted storage, a further single bedroom, in addition, there is a staircase leading to a substantial loft room and eaves storage cupboards.

## Outside

The front garden is graveled and is enclosed by picket fencing. There is a low maintenance south east facing, courtyard garden, a real suntrap in the summer months with additional side access to the property.





## Location

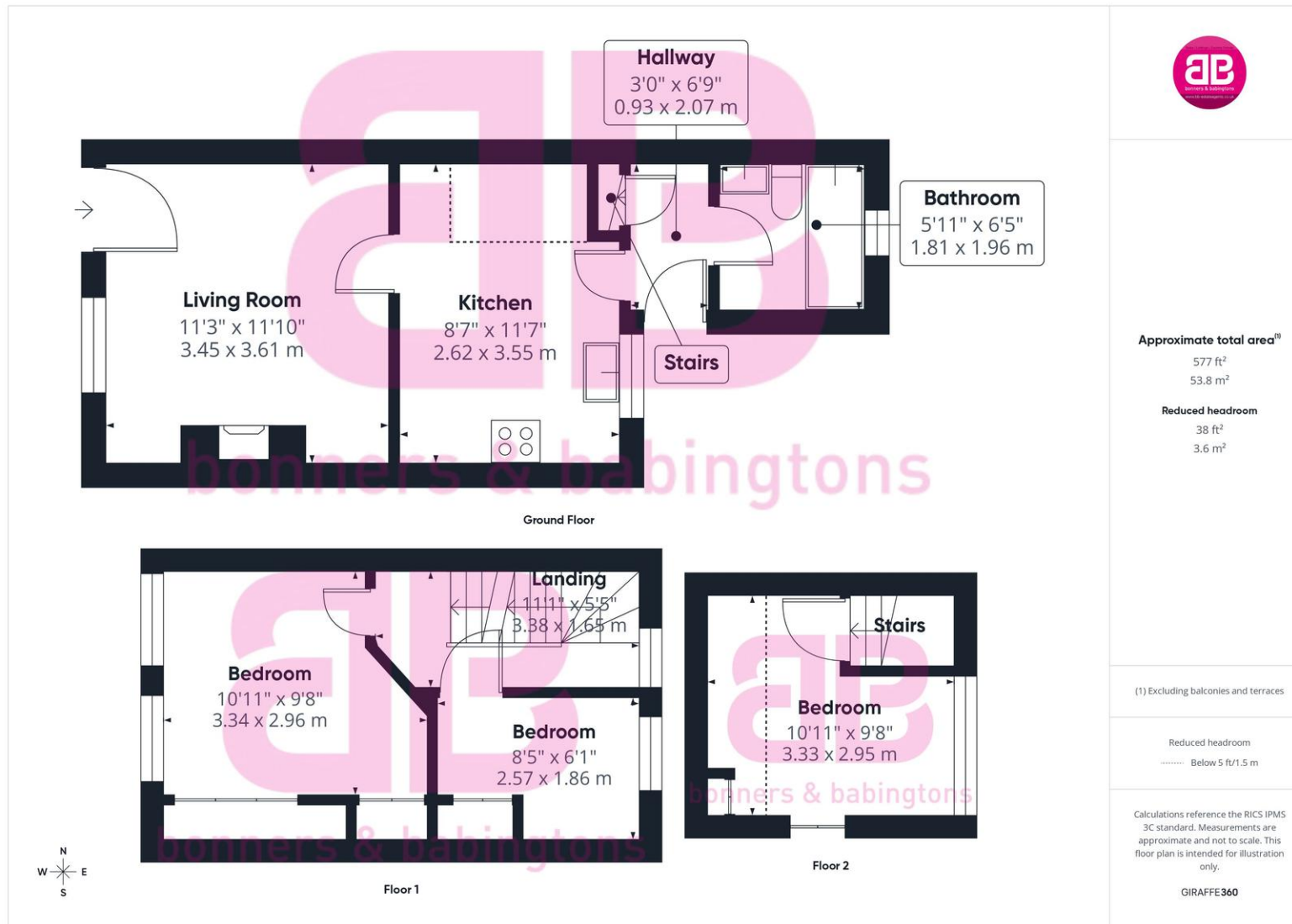
Downley is a picturesque village to the north west of High Wycombe providing excellent schooling, with a highly sought after primary school within walking distance and within catchment of The Royal Grammar School and John Hampden Grammar School for boys along with the Wycombe High School for girls. Locally the prestigious National Trust Downley Common allows miles of countryside walks. High Wycombe offers links to London which include a mainline railway station with direct service to London Marylebone and junctions 3 and 4 of the M40 motorway



Tenure: Freehold

Council Tax Band:

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| 101-150                  | A |         |           |
| 81-100                   | B |         |           |
| 61-80                    | C |         |           |
| 41-60                    | D |         |           |
| 21-40                    | E |         |           |
| 1-20                     | F |         |           |
| 1                        | G |         |           |



**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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