

24 School Close, Downley - HP13 5TR

Guide Price £365,000

TIM RUSS & Company







- Offered for sale with no onward chain, set at the end of a quiet cul-de-sac with a central green, is this delightful, two double bedroom end of terrace home
- Walking distance to Downley Common, village school, shops and transport links
- Would make a perfect first time purchase or rental property

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 along with several other village shops. The Downley school and Disraeli primary school are just around the corner, whilst for older children you have access to some of the finest state grammar schools - John Hampden, RGS and Wycombe High. High Wycombe town centre is easily accessible and offers an extensive range of amenities including high street stores, restaurants, supermarkets, Wycombe Swan theatre and a cinema/bowling complex. The mainline train station provides a regular fast service to Marylebone and Birmingham and the M40 can be accessed from J4 to London, Oxford and the North.

This spacious and airy two bedroom property comprises an entrance hall with cloakroom, a modern fitted kitchen, a comfortable lounge and a bright conservatory that provides additional living space. Upstairs, there are two well-proportioned double bedrooms and an updated bathroom, all presented in good decorative order.

The property benefits from a south-west facing garden, which is small, enclosed and private, providing an ideal space for outdoor dining or relaxing in the sun. The garden is easily maintained and offers a pleasant outlook from the conservatory, enhancing the overall appeal of the home. In addition, the property comes with an allocated parking space, ensuring convenience for residents and visitors alike.

Set in a peaceful location, with a green outlook and access to local amenities, this charming end of terrace house presents an excellent opportunity to enjoy village living within easy reach of all necessary facilities. Early viewing is highly recommended to appreciate all that this property has to offer.

Council Tax band: C

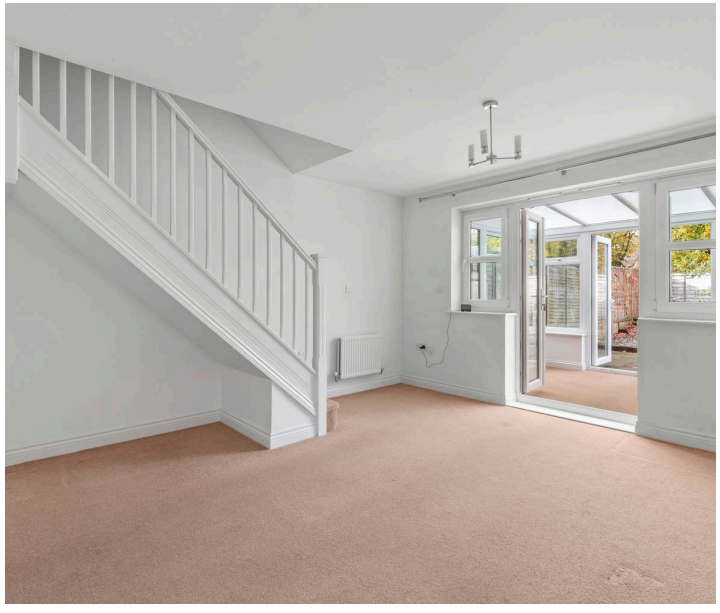
Tenure: Freehold

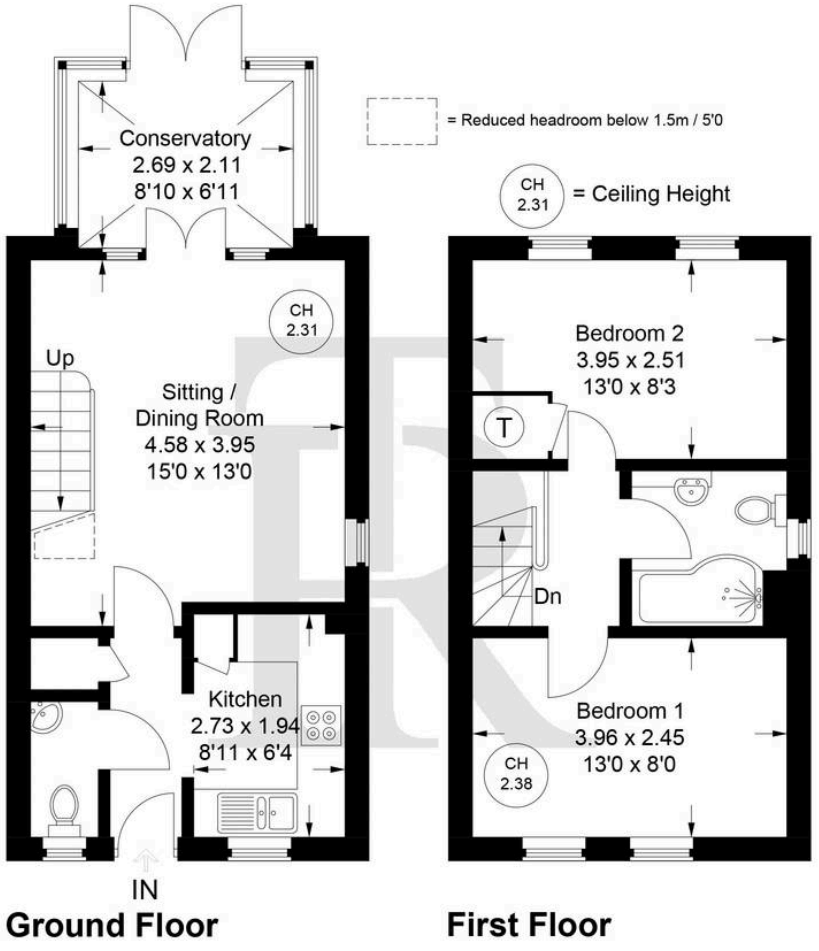
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









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Approximate Gross Internal Area
Ground Floor = 35.0 sq m / 377 sq ft
First Floor = 28.6 sq m / 308 sq ft
Total = 63.6 sq m / 685 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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