



Estate Agents  
**Hurst**

39 Falcon Rise, Downley, High Wycombe, Bucks, HP13 5JT  
£375,000

# 39 Falcon Rise, Downley, High Wycombe, Bucks, HP13 5JT

This well-maintained, two-bedroom terraced house is located in the sought-after village of Downley, within walking distance of local schools, shops, and transport links and comes to the market with no onward chain. Nestled on the edge of the Chiltern Hills, Downley is one of High Wycombe's most sought-after residential areas, known for its village feel, green spaces, and strong community spirit, whilst providing the convenience that the town has to offer, with its superb motorway links and the mainline railway and its direct route to London Marylebone. The accommodation provides; entrance hallway with understairs storage, fitted kitchen, sitting/ dining room with patio doors opening onto a rear garden, and to the first floor there are two double bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing, garage with parking for one vehicle, and an enclosed South facing rear garden, with gated rear access and a patio and lawn area. This is an ideal first time purchase or first house for those looking to upsize from an apartment. An internal viewing is highly recommended and the property is offered to the market with no onward chain.



**TWO BEDROOM TERRACE HOME**  
**SOUTH FACING REAR GARDEN**  
**NO ONWARD CHAIN WITH THIS PROPERTY**  
**GARAGE AND DRIVEWAY PARKING**  
**TWO DOUBLE BEDROOMS**  
**GAS CENTRAL HEATING**  
**IDEAL FIRST TIME PURCHASE**  
**DOUBLE GLAZED**  
**GOOD BUY TO LET INVESTMENT**  
**QUIET CUL-DE-SAC LOCATION**




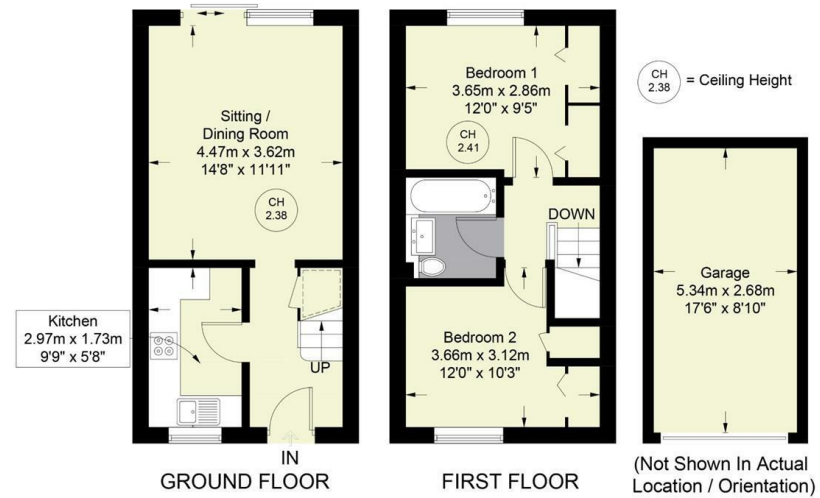




**Falcon Rise**  
 Approximate Gross Internal Area  
 Ground Floor = 300 sq ft / 27.9 sq m  
 First Floor = 296 sq ft / 27.5 sq m  
 Garage = 155 sq ft / 14.4 sq m  
 Total = 751 sq ft / 69.8 sq m



 = Reduced headroom below 1.5m / 5'0"



Floor Plan produced for Hursts 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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