



31 Sunnycroft, Downley - HP13 5UQ

Offers Over £600,000

 **TIM RUSS**
& Company



- An extended detached family home situated in this popular village location, walking distance to excellent local school, village shops, beautiful Downley common and stunning countryside
- High Wycombe town centre and railway station is just a short drive/bus away

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 supermarket along with several other village shops. The Downley school is just around the corner, whilst for the older children you have access to some of the finest state grammar schools – John Hampden, RGS & Wycombe High. High Wycombe town centre, Eden shopping complex is easily accessible and offers a more extensive range of amenities including high street stores, restaurants, Tesco Supermarket and Cinema/Bowling complex. You will also find Wycombe Swan Theatre which hosts quality shows, concerts and comedians. The mainline Train station provides regular fast service to London Marylebone & Birmingham and the M40 can be accessed from Junction 4 to London, Oxford and The North.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



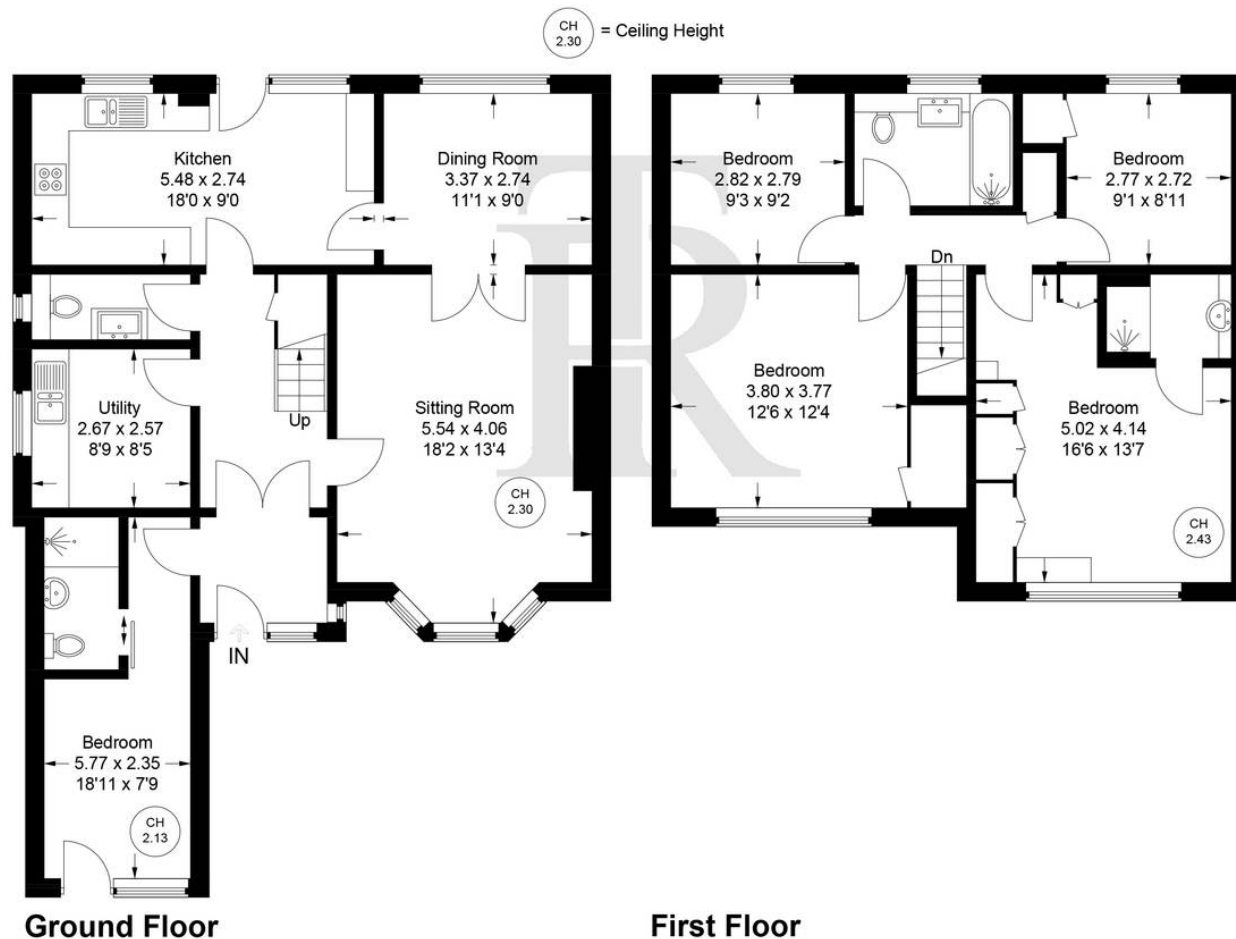
This impressive five-bedroom detached house offers spacious and versatile accommodation in the heart of the sought-after village of Downley. The property is just a short walk from the excellent local school, village shops, the picturesque Downley Common, and beautiful surrounding countryside. High Wycombe town centre and railway station are easily accessible by car or bus.

The welcoming entrance hall leads to a ground floor bedroom with ensuite shower room and a private entrance, offering the potential for a self-contained annexe. Double doors open to the inner hall, providing access to a downstairs WC, useful understairs storage, and a practical utility room. The attractive bay-fronted sitting room features a charming fireplace and double doors to a separate dining room. The well-equipped kitchen and breakfast room overlook the rear garden and offer direct access outside.

Upstairs, the large principal bedroom suite boasts a range of fitted wardrobes and an ensuite shower room. Three further double bedrooms (two with fitted cupboards) are served by a family bathroom. The property enjoys a beautifully landscaped and private rear garden where there is a level patio area leading onto a central lawn bordered by mature shrubs and colourful planting. Steps descend to a lower garden area, well stocked and thoughtfully arranged to provide year-round interest.

To the front, the property benefits from a well-maintained garden and a generous driveway providing parking for several vehicles.





31 Sunnycroft, HP13 5UQ

Approximate Gross Internal Area
 Ground Floor = 84.5 sq m / 909 sq ft
 First Floor = 64.8 sq m / 697 sq ft
 Total = 149.3 sq m / 1606 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.



Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.