



**Connells**

Red Kite Way  
High Wycombe



### Property Description

This well-presented semi-detached home, offered to the market with a complete onward chain, is located in the sought-after Downley area of High Wycombe.

Upon entering, you are welcomed by an entrance hall with stairs rising to the first floor and access to a convenient downstairs WC. The kitchen is fitted with a range of wall and base units and includes an integrated oven, hob, and fridge/freezer, along with a serving hatch that opens into the spacious open-plan living/dining room. This bright and generous space features a large storage cupboard and patio doors leading out to the enclosed rear garden, which is mainly laid to lawn.

Upstairs, the property offers two double bedrooms with built-in wardrobes, including a master bedroom with its own ensuite shower room, as well as a third single bedroom. A family bathroom completes the first floor, fitted with a shower over the bath, WC, and wash basin.

Additional benefits include driveway parking, a covered car port, and a private rear garden.

The property is particularly well positioned for families, with highly regarded local schools within walking distance, and excellent travel connections close by, including a nearby bus route providing easy access to High Wycombe town centre and rail services. The charming village of Downley, with its local shops, Downley Common and extensive woodland walks, is also just a short stroll away.

### Entrance Hall

### Downstairs WC

### Living / Dining Room

16' 9" max x 14' 10" max (5.11m max x 4.52m max)

### Kitchen

10' 9" max x 7' 7" max (3.28m max x 2.31m max)

### Landing

### Bedroom One

10' 7" max x 8' 9" max (3.23m max x 2.67m max)

### Ensuite

6' 8" max x 5' 9" max (2.03m max x 1.75m max)

### Bedroom Two

10' 10" max x 7' 11" max (3.30m max x 2.41m max)

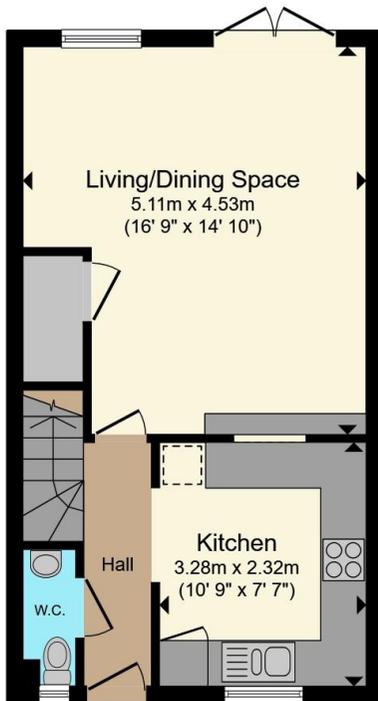
### Bedroom Three

6' 11" max x 6' 7" max (2.11m max x 2.01m max)

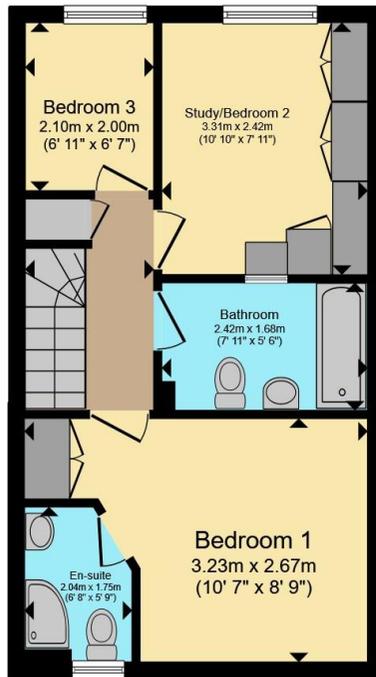
### Bathroom

7' 11" max x 5' 6" max (2.41m max x 1.68m max)





**Ground Floor**



**First Floor**

Total floor area 76.0 m<sup>2</sup> (818 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Connells**



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EPC Rating: Council Tax  
Awaited Band: D

Tenure: Freehold



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