



5 Green Leys, Downley - HP13 5UH
£563,500

 **TIM RUSS**
& Company



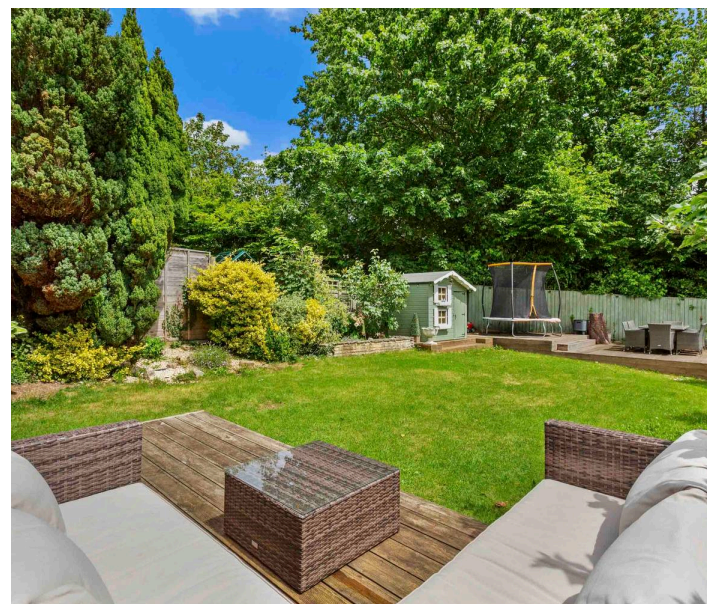
- Set in a quiet cul de sac location, within the heart of Downley village, walking distance to the village school, shops, stunning countryside walks and picturesque Downley common
- A thoughtfully extended and beautifully updated semi detached family home benefiting from a generous secluded rear garden with home office

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: D

Tenure: Freehold

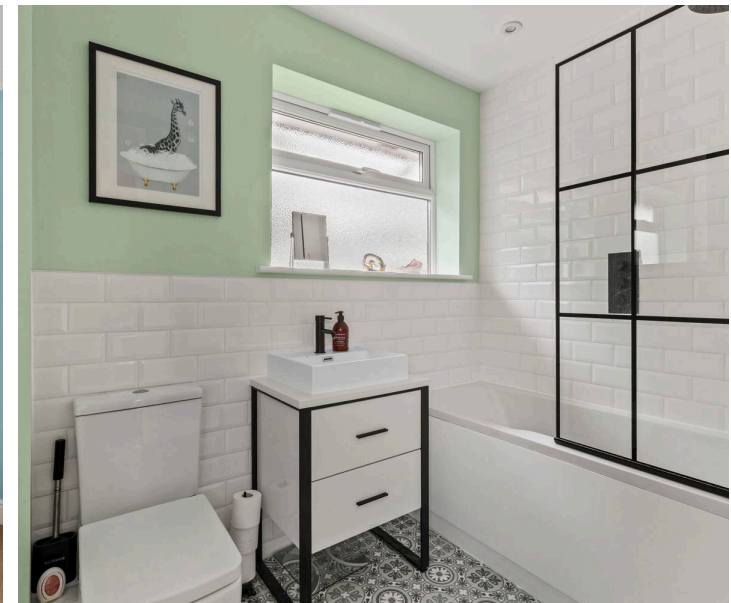
EPC Rating: C



Located in a peaceful cul de sac in the heart of Downley village, this beautifully presented three bedroom semi detached house offers an exceptional blend of contemporary comfort and practical family living. The property is within easy walking distance of the highly regarded village school, local shops and the picturesque Downley common.

Thoughtfully extended and updated, the home welcomes you with a spacious entrance hall that features a downstairs cloakroom and a useful understairs cupboard. The generous sitting room is bathed in natural light from a large box bay window and boasts a feature fireplace. Double doors open into the spectacular kitchen, dining and family room. This impressive space is fitted with a range of base and eye level units, a large central island, integrated appliances and a pantry store, all set on stylish herringbone flooring. Sliding patio doors and a separate side door lead out to the rear.

Upstairs, the principal bedroom offers a fantastic array of fitted cupboards with integral lighting, while the second double bedroom also benefits from fitted cupboards and drawers. The third bedroom is a generous single with a built in cupboard. All bedrooms are served by a beautifully updated family bathroom. There is driveway parking leading to a garage, which also provides a garden store at the rear and a convenient side gate to the garden. The private and large rear garden has a generous deck immediately to the rear leading to a level lawn, flanked by mature flower borders, leading to a further deck area at the rear. The property also benefits from a detached home office with power and light.





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Approximate Gross Internal Area
 Ground Floor = 64.4 sq m / 693 sq ft
 First Floor = 41.9 sq m / 451 sq ft
 Outbuilding = 19.4 sq m / 209 sq ft
 Total = 125.7 sq m / 1353 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

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