



Estate Agents  
**Hurst**

42 Sunnycroft, Downley, High Wycombe, Buckinghamshire, HP13 5UR  
£775,000



# 42 Sunnycroft, Downley, High Wycombe, Buckinghamshire, HP13 5UR

Offered with no onward chain and presented in excellent condition, this bright and spacious four-bedroom detached home enjoys a prime position backing directly onto open countryside with far-reaching valley views. Beautifully extended and extensively renovated, it blends modern styling, quality finishes and thoughtful design, ready for immediate occupation. Tucked away on a quiet no-through road in the highly sought-after village of Downley, the property offers a strong sense of community, picturesque surroundings and excellent access to local shops, well-regarded schools and High Wycombe's mainline station with fast links to London Marylebone.

Inside, a welcoming entrance hall leads to a versatile office/reception room and a stunning open-plan lounge/kitchen/diner to the rear, finished with engineered hardwood flooring and flooded with natural light. Designed for both everyday living and entertaining, the stylish kitchen features quartz worktops, gas cooktop, double sinks, incinerator, breakfast bar and American-style fridge/freezer with filtered water tap, with all appliances included. The dining area benefits from underfloor heating, complemented by a separate utility room with space for laundry appliances.

Upstairs are four well-proportioned double bedrooms, all with plantation shutters, including an impressive principal suite with vaulted ceiling and contemporary en-suite, alongside a modern family bathroom and excellent storage throughout. Outside, the large enclosed rear garden offers a peaceful retreat with covered patio, open views and direct access to countryside walks. Additional benefits include driveway parking for two vehicles, ample on-street parking, a garage with roller door, cavity wall insulation, gas central heating and UPVC double glazing.

**NO ONWARD CHAIN**  
**BACKING ONTO OPEN COUNTRYSIDE**  
**STUNNING FAR REACHING VIEWS**  
**EXTENDED FAMILY HOME**  
**OPEN PLAN KITCHEN/LIVING AREA**  
**SOUGHT AFTER DOWNLEY VILLAGE**  
**QUIET NO-THROUGH ROAD LOCATION**  
**EXCELLENT SCHOOLS NEARBY**  
**DRIVEWAY & INTEGRAL GARAGE**  
**LARGE ENCLOSED REAR GARDEN**











## 42 Sunnycroft

Approximate Gross Internal Area (Including Garage)

Ground Floor = 1055 sq ft / 98.0 sq m

First Floor = 926 sq ft / 86.0 sq m

Total = 1981 sq ft / 184.0 sq m



Floor Plan produced for Hursts

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.

Hurst Estate Agents

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