



66 Grays Lane, Downley - HP13 5UG  
£580,000

 **TIM RUSS**  
& Company



- An extended and well presented four bedroom semi detached family home, situated in a popular location, walking distance to excellent local school, village shops and beautiful countryside

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 Energy Efficiency Rating: C**



This extended and well presented four bedroom semi detached family home offers versatile living accommodation in a sought after location, within walking distance of an excellent local school, village shops, and beautiful countryside.

Upon entering, you are greeted by a welcoming entrance hall with practical understairs storage. The spacious sitting room features a charming fireplace and seamlessly opens into the dining room, which benefits from patio doors, creating a light and airy atmosphere. The dining room also connects directly to the kitchen, which, along with the adjoining office, separate utility room, and downstairs WC, presents an exciting opportunity for reconfiguration to create a large open plan kitchen/dining/family room (subject to the necessary consents).

The principal bedroom is a generous size, complete with a modern ensuite shower room, while two further double bedrooms, both with fitted cupboards, and a generous single bedroom offer flexible accommodation for families or guests. The well appointed family bathroom serves the additional bedrooms.

Undoubtedly the large and sunny rear garden is a fantastic stand out feature to this lovely family home. Benefiting from a generous patio with steps leading up to an area of lawn which leads further to a recently constructed deck area with pergola, power and light, perfect for family entertaining and relaxing and enjoying the sun.

Additional features include a large 17ft 2 x 8ft 5 garage, accessible internally via the utility room, and driveway parking for multiple vehicles.





## 66 Grays Lane, HP13 5UG

Approximate Gross Internal Area  
 Ground Floor = 80.7 sq m / 869 sq ft (Including Garage)  
 First Floor = 64.1 sq m / 690 sq ft  
 Total = 144.8 sq m / 1559 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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