



  
**Robertsons**  
01628 533373  
**FOR SALE**

18 Selwood Way, Downley  
£670,000





# 18 Selwood Way

Downley, High Wycombe

A spacious, extended detached family home quietly situated in this sought after cul-de-sac. The property is offered for sale with no upward chain. Entrance hall, Shower room, Sitting room, Dining room, Family room, Kitchen, Four bedrooms, Family Bathroom, Gas central heating, Double glazing, Good size garden, Garage and parking, Fronting onto a small green. Council Tax band: F

Tenure: Freehold

## Entrance porch

Tiled flooring, door to garage

## Entrance hall

Stairs to first floor with under stairs storage cupboard, wall thermostat, radiator

## Shower room

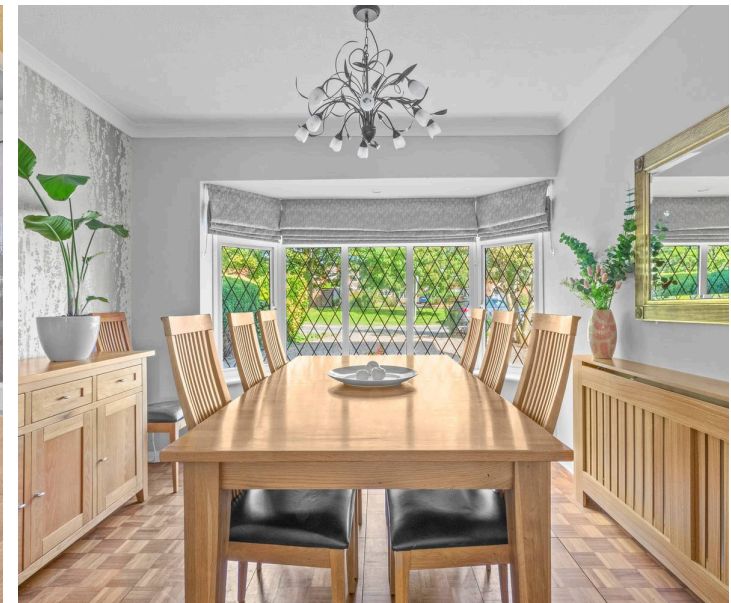
Shower cubicle housing Mira shower, low level W.C., wash hand basin with mixer tap and cupboards under, fitted storage cupboard, radiator, tiled flooring, tiled walls, window to side

## Sitting room

With attractive cast iron fireplace with stone surround, two radiators, wall light point, sliding patio doors to garden, double doors to Family room

## Dining room

Radiator, parquet flooring, bay window to front







### **Kitchen**

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in AEG oven, fitted four ring gas hob with Zanussi extractor over, built in fridge/freezer, built in AEG dishwasher, built in Hotpoint washing machine, part tiled walls, down lighters, window to front, door to side

### **Family room**

Two radiators, three velux windows, dimmer switch, door to front, two windows to rear, doors to garden

### **First floor**

**Landing** : Access to loft space, airing cupboard housing foam clad hot water cylinder and shelved storage, window to side

**Bedroom 1** : With a range of fitted wardrobes, radiator, dimmer switch, window to rear

**Bedroom 2** : With a range of fitted wardrobes, radiator, window to front

**Bedroom 3** : Radiator, window to front

**Bedroom 4** : Radiator, window to rear

**Bathroom** : White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap and cupboards under, down lighters, tiled walls, heated towel rail, window to side

**Front garden/Parking** : A block paved driveway provides parking for several cars

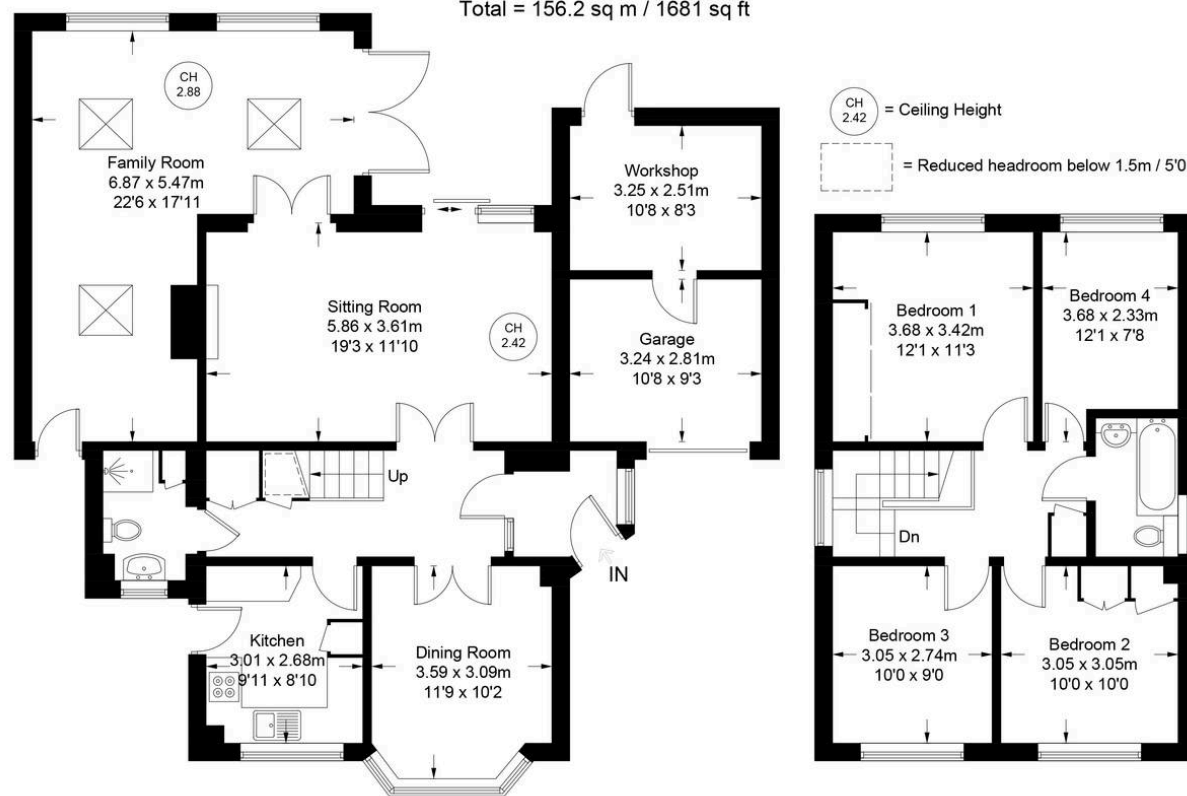
**Garage/Workshop** : With metal up and over door, fuses and meters, door to garden

**Rear garden** : A delightful south facing garden. A paved patio leads to the remainder of garden which is laid to lawn with pretty flower and shrub borders. There is a timber shed, a pond and a greenhouse. All enclosed by panelled fencing and extends to 54' x 59'.





Approximate Gross Internal Area  
 Ground Floor = 88.1 sq m / 948 sq ft  
 First Floor = 50.6 sq m / 545 sq ft  
 External Building = 17.5 sq m / 188 sq ft  
 (Including Garage)  
 Total = 156.2 sq m / 1681 sq ft



**Ground Floor**

**First Floor**

Floor Plan produced for Robertsons by Media Arcade ©.  
 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.

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