

Connells

Commonside
Downley High Wycombe

Commonside
Downley High Wycombe HP13 5XG

for sale
£800,000







Property Description

Situated in the heart of the highly regarded village of Downley, this well-proportioned three-bedroom family home offers versatile and spacious accommodation across two floors. The ground floor comprises a welcoming entrance hall, a bright dual-aspect living area with French doors opening to the rear garden, a fitted kitchen with ample worktop and storage space, and a separate lounge/study providing flexibility for home working, a playroom or additional reception space. Completing the ground floor is a useful shower room.

Upstairs, the property features three well-sized bedrooms, including a generous principal bedroom, all served by a family bathroom. Externally, the home benefits from private front and rear gardens, offering ideal spaces for outdoor entertaining, family enjoyment and gardening enthusiasts.

Located within easy reach of local shops, highly regarded schools and the open countryside surrounding Downley Common, the property combines village charm with convenient access to High Wycombe town centre, mainline railway links to London Marylebone and the excellent road connections provided by the A404 and M40. This attractive home presents an excellent opportunity for families, first-time buyers and those seeking a well-connected village setting.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







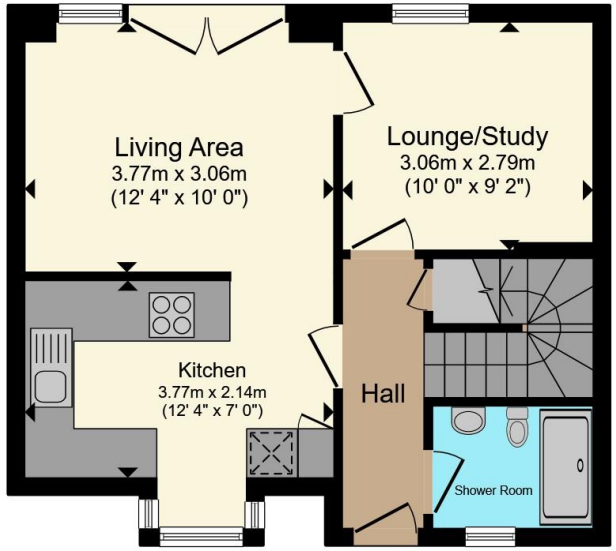

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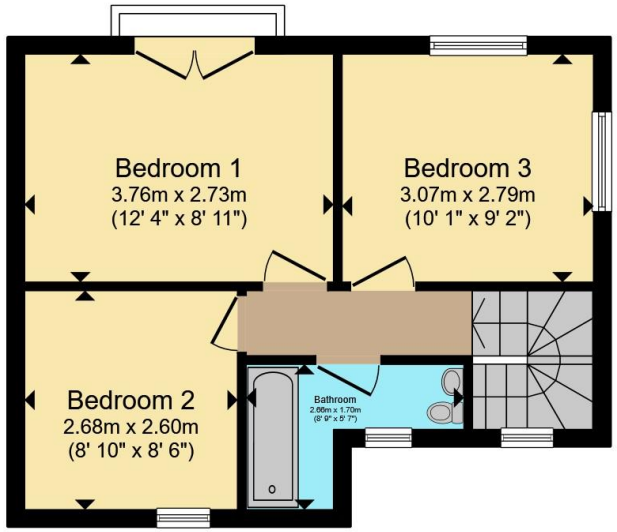








Ground Floor



First Floor

Total floor area 76.6 m² (825 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

To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WYC313840

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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