



NO. 55
ELMS COTTAGE



bonners & babingtons

Plomer Green Avenue
Downley

Elms Cottage
55 Plomer Green Avenue
Downley
Buckinghamshire
HP13 5LL

Guide Price £600,000

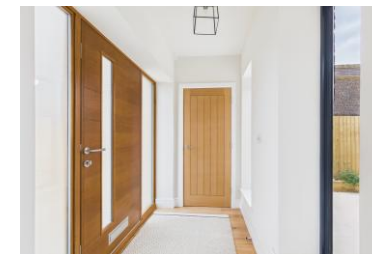
A fantastic, newly constructed 2/3 bedroom detached Smart home with fabulous contemporary interior located in the highly regarded village of Downley enjoying good transport links.

This stunning home briefly comprises entrance hall, living room with iPad control and remote-control fire, 'open plan' kitchen with integrated appliances, Bi-Fold doors and vaulted ceiling, 2 double bedrooms, both with vaulted ceilings, a stylish shower room and first floor Mezzanine room overlooking the kitchen space with storage.

Outside there is driveway parking and two beautifully landscaped secluded courtyards ideal for alfresco entertaining.

The property benefits from underfloor heating via an air source heat recovery system and a 10 building warranty.





Downley is a picturesque village to the northwest of High Wycombe providing excellent schooling, with a highly sought after primary school within walking distance and within catchment of The Royal Grammar School and John Hampden Grammar School for boys along with the Wycombe High School for girls.

Locally the prestigious National Trust Downley Common allows miles of countryside walks.

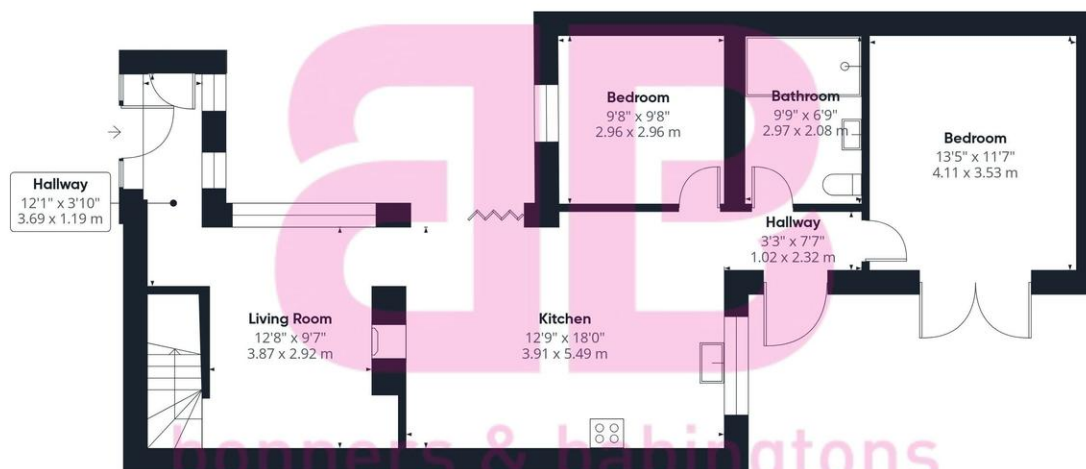
High Wycombe offers links to London which include a mainline railway station with direct service to London Marylebone and junctions 3 and 4 of the M40 motorway



Tenure: Freehold

Council Tax Band: TBC

EPC Rating: TBC



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1189 sq ft
110.46 sq m

Reduced headroom

50 ft²
4.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This

Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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