



**Connells**

Selwood Way  
Downley High Wycombe



## Property Description

Occupying a desirable position within a sought-after cul-de-sac in Downley, this stylish four-bedroom detached home offers well-presented and thoughtfully updated accommodation throughout.

The property has been enhanced by the current owners, including a beautifully refitted kitchen installed just over a year ago, complete with integrated dishwasher, and a gas boiler replaced within the last two years. Generous living spaces flow seamlessly into a versatile conservatory, featuring a Bosch air conditioning and heating unit to ensure year-round comfort. Enhanced Wi-Fi connectivity extends to the rear of the property, ideal for garden use or the summer house.

Upstairs, three of the bedrooms benefit from fitted wardrobes, while both the family bathroom and en-suite are equipped with underfloor heating. Two loft areas provide useful additional storage.

Externally, the property offers excellent parking with a garage and dual driveways, accommodating up to five vehicles. The rear garden has been attractively landscaped with newly installed raised flower beds, creating an appealing and practical outdoor space.

## Location

Located within the Downley community-known for its desirable residential setting and strong local amenities-Selwood Way sits in a convenient position with access to schools, bus routes, and transport links.

## Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.

## Entrance Hall

## Downstairs Cloakroom

## Reception Room

19' 2" max x 11' 11" max (5.84m max x 3.63m max)

## Study

9' 9" max x 9' 8" max (2.97m max x 2.95m max)

## Dining Room

14' 11" max x 9' 11" max (4.55m max x 3.02m max)

## Conservatory

19' max x 11' 9" max (5.79m max x 3.58m max)

## Kitchen / Breakfast Room

18' 11" max x 9' max (5.77m max x 2.74m max)

## Utility Room

9' 4" max x 8' max (2.84m max x 2.44m max)

### **Bedroom One**

18' 4" max x 11' 11" max (5.59m max x 3.63m max)

### **Ensuite**

### **Bedroom Two**

11' 11" max x 11' 3" max (3.63m max x 3.43m max)

### **Bedroom Three**

10' max x 9' 11" max (3.05m max x 3.02m max)

### **Bedroom Four**

10' max x 8' 11" max (3.05m max x 2.72m max)

### **Bathroom**

### **Garden Room**

13' 7" max x 7' 9" max (4.14m max x 2.36m max)

### **Garage**

16' 10" max x 8' 3" max (5.13m max x 2.51m max)



# Selwood Way, Downley, High Wycombe, HP13

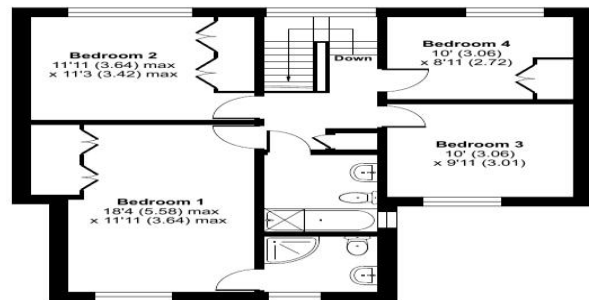
Approximate Area = 1880 sq ft / 174.6 sq m

Garage = 139 sq ft / 12.9 sq m

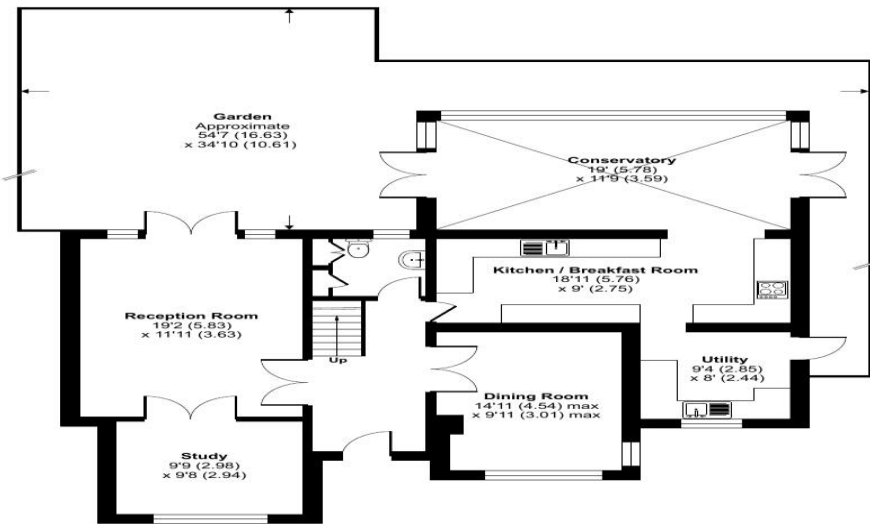
Outbuilding = 105 sq ft / 9.7 sq m

Total = 2124 sq ft / 197.2 sq m

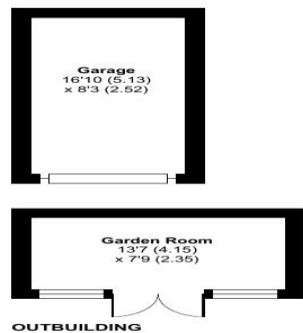
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Flyp Homes Limited. REF: 1425042



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: F

**view this property online [connells.co.uk/Property/WYC313635](https://www.connells.co.uk/Property/WYC313635)**

Tenure: Freehold



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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