



65 Sunnycroft, Downley, HP12 4PZ

In Excess of £675,000

65 Sunnycroft

Downley, High Wycombe

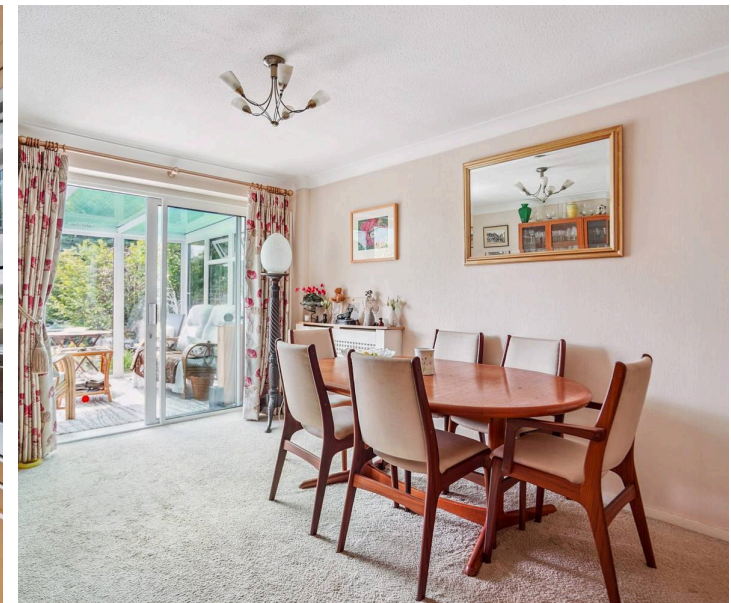
- Extended Detached Family Home in Cul-De-Sac Location
- Living Room, Dining Room, Study, Conservatory,
- Cloakroom, Kitchen, Utility Room
- Four bedrooms, Family Bathroom & En-Suite Shower Room
- Garage Storage & Driveway Parking, Good Size Rear Gardens
- Quiet Location With Views Over Countryside At The Rear
- Vendors Have Found

The property is situated in a cul-de-sac location close to all the amenities the village of Downley has to offer. There are a number of convenience stores within walking distance as well as a highly regarded junior school. The village is centred around the common and provides woodland and countryside walks. The village is home to two pubs, village football and cricket clubs as well as various activity groups for all ages. The main town centre of High Wycombe is easily accessible, about two miles away, and provides a vast array of shopping, leisure and hospitality outlets as well as a mainline railway station to London/Birmingham

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



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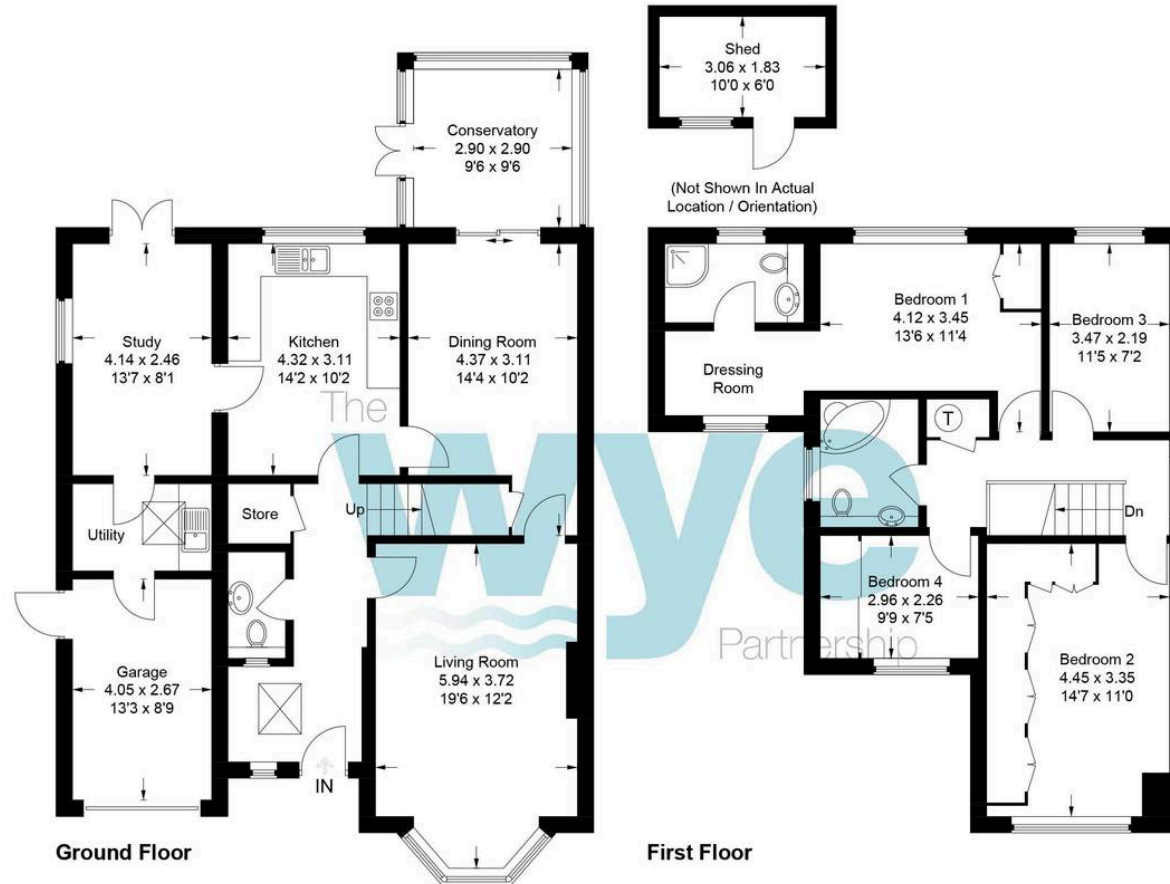
Downley, High Wycombe

We are delighted to offer this extended detached family home situated in one of Downley's most sought after location enjoying stunning views over Chiltern countryside to the rear. The property is well kept throughout and provides balanced accommodation. The ground floor comprising; entrance hall, cloakroom, bay fronted living room, separate dining room, study, kitchen and utility room. The conservatory enjoys a fine outlook to the rear garden. To the first floor; landing, master bedroom with dressing area including fitted wardrobes and en-suite shower room, three further bedrooms (with fitted wardrobes to bedroom two and four) and a family bathroom. The property is heated via a gas fired central heating system, is double glazed and benefits from solar panels with a tariff feed providing for both electricity and hot water system. The property has driveway parking to the front and access to the garage storage room. The rear garden is a good size with lawn, plants, shrubs and a patio area.



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Approximate Gross Internal Area
Ground Floor = 104.9 sq m / 1,129 sq ft
(Including Garage)
First Floor = 67.3 sq m / 724 sq ft
Shed = 5.6 sq m / 60 sq ft
Total = 177.8 sq m / 1,913 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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