



Woodcote Green, Downley, High Wycombe, Buckinghamshire, HP13 5UN

A well-proportioned terraced home with large south facing garden and situated in a quiet walkway position.

| Terraced Home In Quiet Walkway Position | Fronting Small Green | Good Size South Facing Gardens | Porch | Reception Hall | Living Room | Dining Room | Kitchen | Landing | Three Bedrooms | Bathroom | Separate WC | Gas Central Heating | Double Glazing | Garage At Rear | South Facing Rear Views | Viewing Recommended |

Situated in a quiet, set back, walkway position fronting a small green in the popular village of Downley, a well-proportioned terraced home which has a large south facing rear garden and garage at the rear from a service road. The property, which is well presented, could benefit from some general updating and therefore is priced accordingly. There are two reception rooms, kitchen and three bedrooms upstairs with a bathroom and separate WC. The property is conveniently situated and is within easy walking distance of shops, the local Downley school, common and woodland. Viewing is strongly recommended.

Price... £385,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Situated just a matter of yards from the Cross Court shops with a bus stop almost opposite for buses to High Wycombe town, which is only a mile and a half away, which has a station with trains to London & Birmingham and a bus terminal with frequent buses to all the outlying areas and a vast array of shops, bars, entertainment and hospitality venues. Downley itself offers a good range of village facilities for all day-to-day needs, among them the highly regarded First/Middle School. The M40 is accessible at Junction 4 which is a 10-minute drive.

DIRECTIONS

Leave High Wycombe centre on the A40 West Wycombe Road and continue for approximately three quarters of a mile and on reaching the second set of major traffic lights turn right in to Plomer Hill. Take the first turning on the left into Pheasant Drive, ascend the hill continuing into Grays Lane. Once the road becomes Grays Lane, take the second turning right into Plomer Green Avenue and Woodcote Green will be found on the right.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPF RATING

D

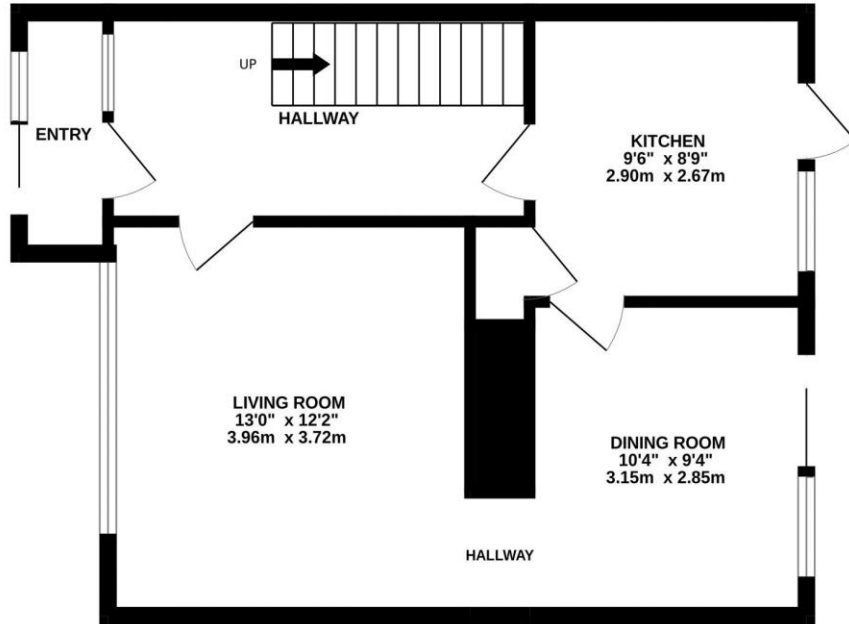
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

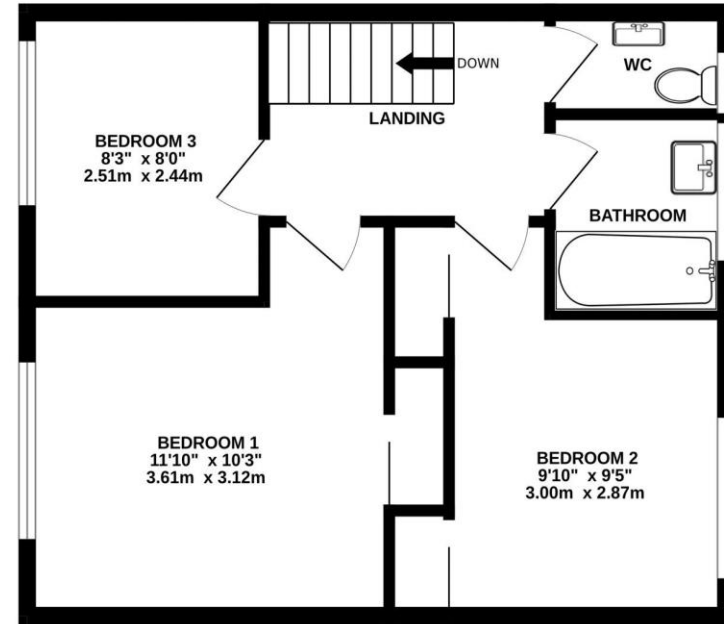
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership