



£425,000 *Freehold*



A bright and spacious three bedroom semi-detached family home backing onto Downley Memorial Woodland, offered to the market with a wealth of charming character features and excellent potential for further improvement. The property is tucked away in a quiet cul-de-sac within the highly sought-after Downley area of High Wycombe, conveniently positioned close to reputable local schools, everyday amenities and transport links. The accommodation is arranged over two floors and comprises: welcoming entrance hall, front aspect living room with feature fireplace, and a generous open-plan kitchen/dining room providing an ideal space for family living and entertaining. To the first floor are three well-sized bedrooms and a family bathroom. Externally, the property benefits from driveway parking and a large, enclosed rear garden laid to lawn with rear gate providing immediate access onto Downley Memorial Woodland (ideal for dog walking), offering a high degree of privacy and incorporating a useful storage shed. Additional features include gas central heating, double glazing and character fireplaces throughout. This is an ideal home for growing families or buyers looking to personalise a property in a popular residential location.

- **POTENTIAL TO IMPROVE**
- **TWO RECEPTION ROOMS**
- **THREE BEDROOMS**
- **CHARMING CHARACTER FEATURES**
- **LARGE STORAGE SHED & CARPORT**
- **SOUGHT AFTER CUL-DE-SAC LOCATION**
- **OPEN PLAN KITCHEN/DINING ROOM**
- **FEATURE FIREPLACES**
- **LARGE ENCLOSED REAR GARDEN**
- **COMPLETE CHAIN**

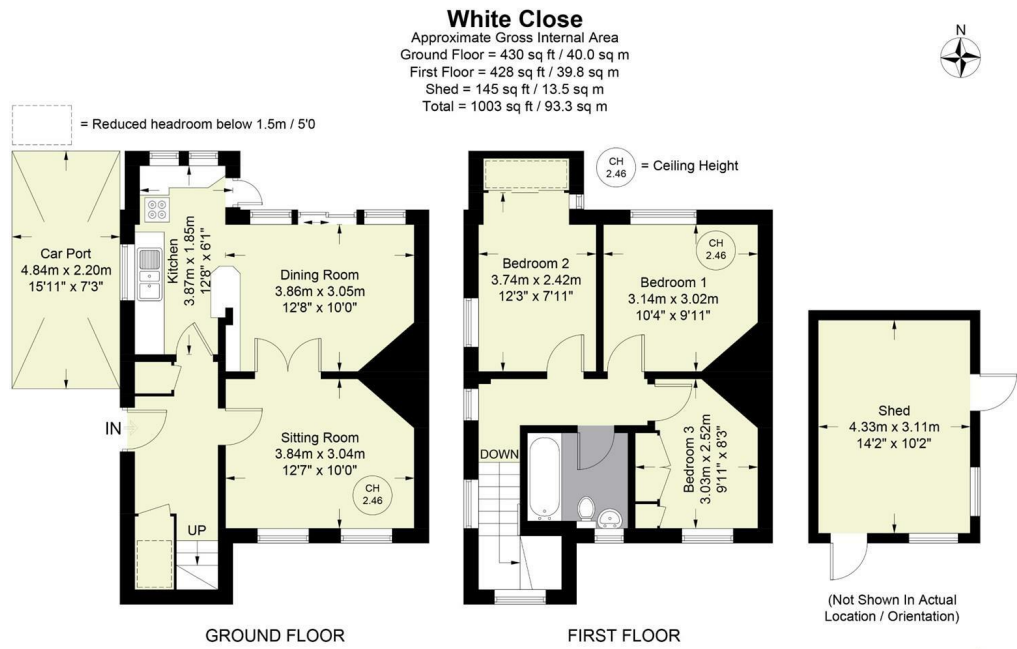


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EPC Rating: null



Floor Plan produced for Hursts by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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