



bonners & babingtons

White Close
Downley

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Downley
Buckinghamshire
HP13 5NG

Guide Price £490,000

A beautifully presented and much-improved three-bedroom semi-detached family home, offering stylish and practical accommodation alongside attractive elevated views and a generously proportioned, recently landscaped rear garden. .

The property occupies an elevated position and is approached via a recently landscaped front garden, with steps leading to the entrance and an attractive contemporary front door. The frontage has been thoughtfully improved to create a smart first impression, while an EV charging point provides a valuable addition for electric vehicle owners.

Entering the property, a welcoming hallway provides access to the principal ground-floor accommodation and stairs rising to the first floor. The hallway is bright and well presented, with useful storage and a convenient ground-floor WC.

The heart of the home is the impressive recently fitted kitchen, finished with sleek high-gloss cabinetry, contrasting work surfaces and contemporary tiled splashbacks. There is a comprehensive range of integrated appliances, generous preparation and storage space, together with a breakfast bar.

A separate utility room provides valuable additional storage and space for laundry appliances.

The kitchen flows into a spacious dining area, creating an excellent sociable setting for everyday family life and entertaining. From here, the accommodation continues through to the attractive living room, where a large bay window draws in plenty of natural light and takes advantage of the property's elevated outlook. A feature fireplace, built-in shelving and warm wood flooring give the room a comfortable yet contemporary feel.

To the rear is a versatile conservatory, providing additional living space with extensive glazing overlooking and opening towards the garden.

The property also benefits from Hive smart heating, together with a new combi boiler, providing convenient and efficient control of the home's heating.

The first-floor landing leads to three bedrooms and the family bathroom. The principal bedroom is a generously proportioned double room with ample space for wardrobes and additional furniture. The second bedroom is another well-presented double, offering excellent flexibility as a bedroom or combined bedroom and workspace. The third bedroom provides a well-proportioned single room, currently arranged with a bed, desk and storage, making it particularly suitable as a child's bedroom, nursery or dedicated home office.

Completing the first-floor accommodation is the modern family bathroom, fitted with a white suite comprising a bath with shower and glazed screen, vanity wash basin and WC. Contemporary tiling and a large window create a bright, clean finish.

The home has also benefited from new windows, helping to enhance both its appearance and energy efficiency.

A particular feature of the property is the recently landscaped rear garden, which rises away from the house and has been thoughtfully arranged into a number of usable areas.

Immediately adjoining the property is a paved and decked entertaining area, providing an excellent setting for outdoor dining, barbecues and summer gatherings. Steps lead through the garden to further lawned and planted sections, with established shrubs, mature greenery and boundary screening creating an attractive backdrop.





Downley

Downley is a picturesque village to the north west 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.



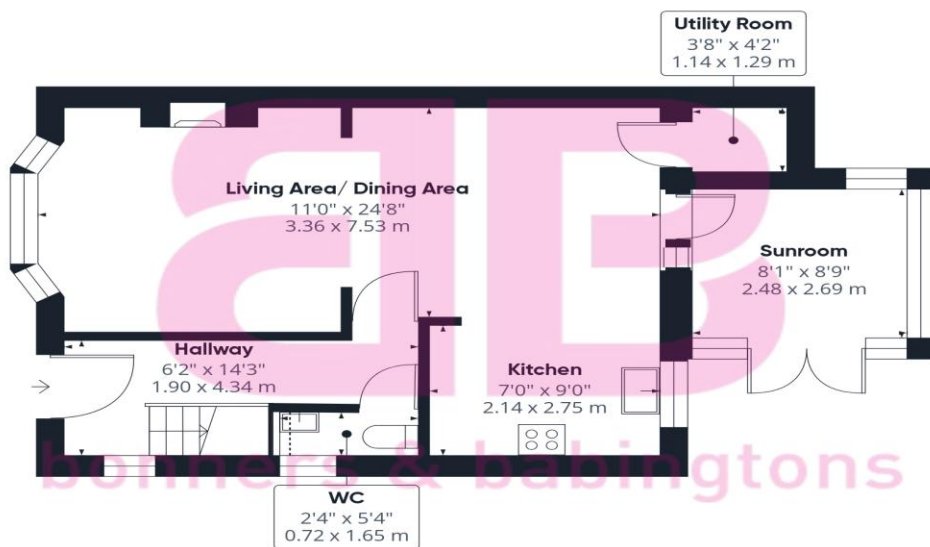
EPC RATING: D

Tenure: Freehold

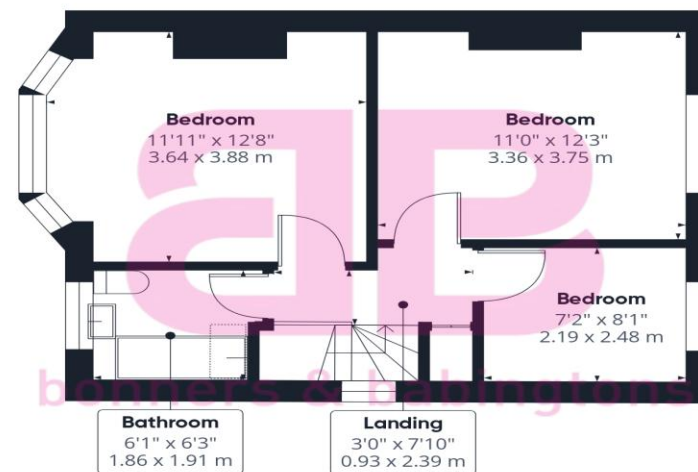
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
		62	60

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(21-35)	B		
(36-47)	C		
(48-55)	D		
(56-63)	E		
(64-70)	F		
(71-90)	G		
Not environmentally friendly - higher CO ₂ emissions			
		79	62



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1079 ft²
100.2 m²

Reduced headroom

2 ft²
0.1 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 floor plan is intended for illustration only.

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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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