

Commonside, Downley, High Wycombe, Buckinghamshire, HP13 5XG


Extended end terrace cottage overlooking Downley Common to the front with access to surrounding countryside.

| Delightful End Terraced Cottage | Wealth Of Character Features | Living Room | Dining Area | Modern Kitchen | Landing | Two Bedrooms | Bathroom | Gas Heating To Radiators | Double Glazing | Gardens | Outlook Over Downley Common | Close To Village Amenities |

A charming end terrace cottage extended on the ground floor that is beautifully presented throughout. The property boasts a number of character features yet combines contemporary fittings. Situated in a highly desirable location that overlooks 'Downley Common' with miles of woodland walks on your doorstep. To the ground floor are beamed ceilings, a modern kitchen with breakfast bar, a large open plan living room with fireplace and stove and dining area with access to the rear garden. Upstairs there are two good size bedrooms and family bathroom. Outside there is a delightful rear garden which offers a high degree of privacy and parking for two cars.

Price... £420,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		110
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		
WWW.EPC4U.COM		



LOCATION

Situated in the heart of Downley with localised shops and facilities close at hand as well as having a highly regarded junior/middle school just a short walk away. Across the common there are traditional village pubs, woodland that provide routes for dog walkers to the neighbouring village of Naphill. The village community organises events such as Downley Village Festival and the November 5th Torchlight procession. High Wycombe town centre is easily accessible with regular buses running close by. The town offers extensive shopping and leisure facilities as well as mainline rail links with 30-minute trains to London.

DIRECTIONS

Leave High Wycombe on the A4128 Hughenden Road and after passing over the roundabout at the junction of Hughenden Avenue, proceed for a short distance taking the next turn left into Coates Lane. Proceed round the right and left bends and continue along Coates Lane, ascend the hill into Downley and at the top of the hill the road becomes Commonsides. The property can be found on the left-hand side shortly after the turning for Narrow Lane.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

MORTGAGE

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

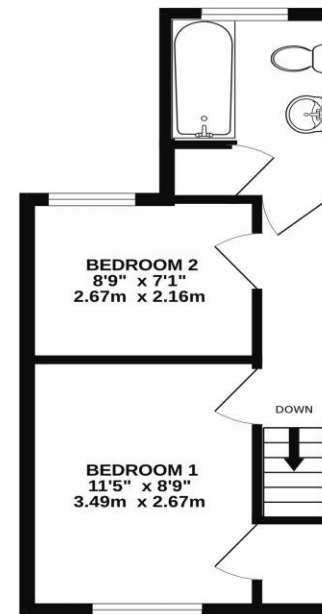
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



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 ©2025



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

The **wye** Partnership