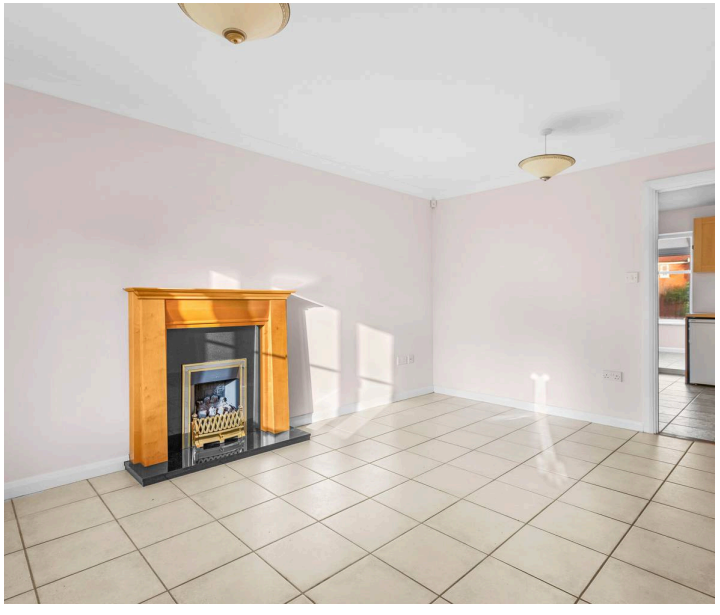
3 Mines Close, Downley - HP13 5TQ

£416,500

TIM RUSS & Company

- Offered for sale with no onward chain and situated at the end of a quiet cul de sac is this two double bedroom semi detached family home
- Situated just a short walk to Downley common, highly regarded schools, shops and transport links

Close to National Trust-owned Downley Common which serves as a gateway to acres of beautiful Chiltern Countryside and woodland, perfect for beautiful walks. Downley has both a Tesco Express and a Co-Op supermarket along with several other village shops. The Downley school is just around the corner, whilst for the older children you have access to some of the finest state grammar schools – John Hampden, RGS & Wycombe High. High Wycombe town centre, Eden shopping complex is easily accessible and offers a more extensive range of amenities including high street stores, restaurants, Tesco Supermarket and Cinema/Bowling complex. You will also find Wycombe Swan Theatre which hosts quality shows, concerts and comedians. The mainline Train station provides regular fast service to London Marylebone & Birmingham and the M40 can be accessed from Junction 4 to London, Oxford and The North.



Offered for sale with no onward chain, this charming two-bedroom semi-detached house is nestled at the end of a quiet cul-de-sac. Boasting two sizeable double bedrooms, this family home is ideally located just a stone's throw away from Downley Common, esteemed schools, bustling shops, and well-connected transport links.

The inviting sitting room features a focal point fireplace, creating a cosy ambience for relaxing evenings. The kitchen is equipped with solid wood base and wall units, a fitted oven with gas hob, ample space for appliances, a convenient rear lobby, and a cloakroom for added functionality. A delightful conservatory extends the living space, with doors opening up to the rear garden.

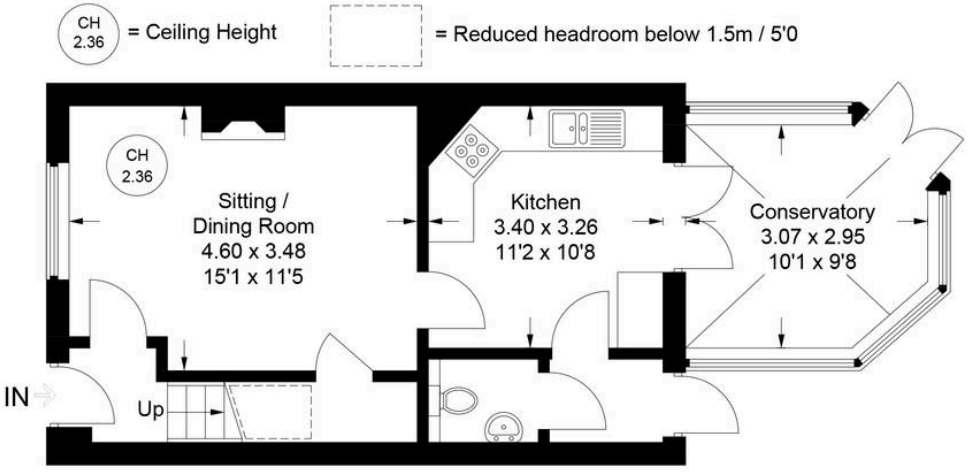
The principal bedroom boasts a fitted wardrobe and an ensuite shower room for added privacy and comfort. Another double bedroom, complete with a fitted cupboard, is served by a second shower room, offering convenience for occupants and guests alike.

The secluded rear garden features a paved terrace perfect for outdoor dining, enclosed by timber fencing and mature shrubbery, providing a private space for relaxation. This appealing property also offers off-road parking for two vehicles at the front, adding a touch of convenience to every-day living.

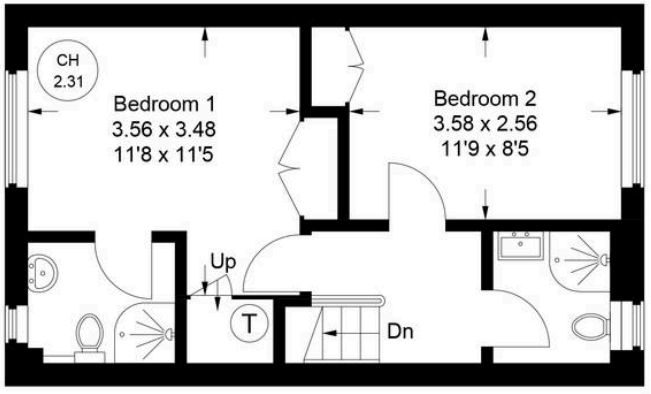
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



Ground Floor



First Floor

3 Mines Close, HP13 5TQ

Approximate Gross Internal Area
Ground Floor = 44.8 sq m / 482 sq ft
First Floor = 34.9 sq m / 376 sq ft
Total = 79.7 sq m / 858 sq ft

Floor Plan produced for Tim Russ & Company 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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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
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