36 The Pastures, High Wycombe - HP13 5LZ

Guide Price **£520,000**

TIM RUSS & Company

- Situated close to National Trust owned Downley common, local amenities and regarded schools
- With scope to extend subject to the usual consents

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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

This beautifully presented three bedroom semi detached house is ideally situated close to the National Trust owned Downley Common, within easy reach of local amenities and highly regarded schools, offering an excellent opportunity for families and professionals alike. The property offers scope to extend (subject to the usual consents), providing potential for further enhancement to suit individual needs.

On entering, you are greeted by a large and welcoming entrance hall, featuring useful understairs storage that maximises practicality. The heart of the home is the open plan sitting room, which boasts a charming feature wood burning stove, seamlessly flowing into a spacious dining area and further study space, with patio doors that fill the room with natural light. The modern kitchen is fitted with integrated appliances and leads directly into a useful utility room, which provides additional storage and convenient access to the garden. Throughout the property, large picture windows allow for an abundance of natural light, creating a bright and airy atmosphere in every room.

Upstairs, there are three generously proportioned double bedrooms, each offering ample space for furnishings and storage. The contemporary family bathroom is thoughtfully designed with a separate bath and walk in shower, while a separate WC adds further convenience for busy households. Additional benefits include driveway parking leading to an attached garage, providing secure parking and further storage options. This property combines a flexible layout with modern comforts, making it an attractive choice for those seeking a well located and versatile home in this popular area.

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Approximate Gross Internal Area
Ground Floor = 71.3 sq m / 767 sq ft (Including Garage)
First Floor = 41.0 sq m / 441 sq ft
Total = 112.3 sq m / 1208 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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Tim Russ and Company

5 Penn Road, Hazlemere, Buckinghamshire, HP15 7LN

01494 715544 • hazlemere@timruss.co.uk • timruss.co.uk/

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