



8 Sunnycroft, Downley - HP13 5UQ

Offers Over £645,000

 **TIM RUSS**
& Company



8 Sunnycroft

Downley, High Wycombe

- A bright and spacious five bedroom detached family home on a corner plot in this popular village location
- Situated close to National Trust owned Downley common, local amenities and regarded schools
- Entrance hall with downstairs cloakroom
- Three reception rooms, one with sliding patio door to rear, one with feature gas fire
- Kitchen/breakfast room
- Main bedroom with ensuite shower room
- Four further bedrooms served by a family bathroom
- Driveway parking leading to a 17 ft x 13 ft integral garage
- Front garden is laid to open plan style with side gate to rear
- Westerley facing rear garden with paved seating areas leading onto lawn with raised beds enclosed by fencing



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



& Wycombe High. High Wycombe town shopping complex is easily accessible and offers a more extensive range of shopping including high street stores, restaurants, a market and Cinema/Bowling complex.

You will also find Wycombe Swan Theatre which hosts quality shows, concerts and comedians. The



8 Sunnycroft

Downley, High Wycombe

Spacious 5-bed detached home on corner plot in sought-after village. Three receptions, kitchen/breakfast room, ensuite, garage, driveway, west-facing garden. Near Downley Common and top schools.

This versatile five bedroom detached family home is positioned on a corner plot within a sought-after village, offering easy access to National Trust-owned Downley Common, local amenities, and highly regarded schools.

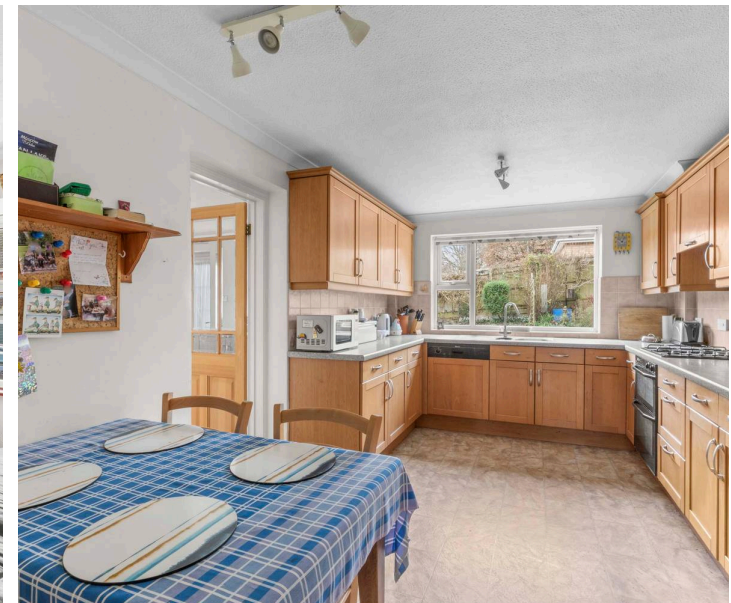
An entrance hall leads to a convenient downstairs cloakroom, three versatile reception rooms providing ample space for both relaxation and entertaining, one with feature gas fire and another benefiting a sliding patio door that draws in natural light. The well-appointed kitchen/breakfast room offers practical space for family meals. Upstairs you will find a large landing space (which could double up as a study area), the main bedroom benefits from an ensuite shower room, while four further bedrooms are served by a family bathroom, making this home ideal for growing families or those needing flexible living arrangements.

Additional features include driveway parking that leads to a large 17 ft by 13 ft integral garage, ensuring plenty of secure storage and parking options. The front garden is laid out in an open plan style, with a side gate providing access to the rear. The westerly-facing rear garden enjoys paved seating areas that leads onto mainly lawn bordered by raised beds and enclosed by fencing.

Council Tax band: E

Ownership: Freehold

EPC Energy Efficiency Rating: D





Tim Russ and Company

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