



2 West Court, Downley - HP13 5TG  
£420,000





- A beautifully presented end of terrace two bedroom family home situated a short walk to Downley common and its beautiful countryside walks, village amenities 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 and Disraeli primary 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**

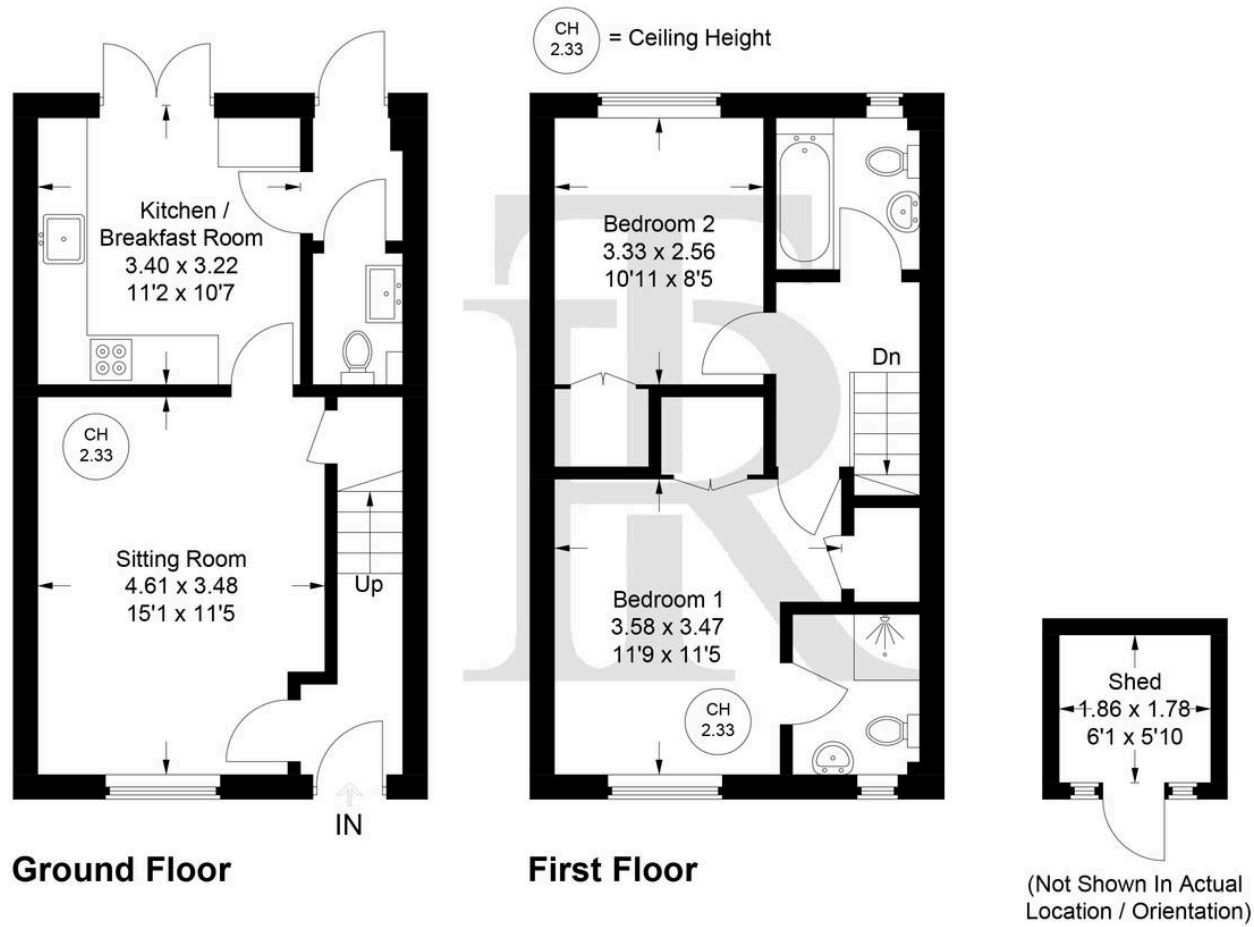


This beautifully presented modern end of terrace two bedroom family home is ideally situated on a sought after development in the heart of Downley village. Offering easy access to picturesque countryside walks in the Chilterns, regarded schools, village amenities and convenient transport links.

The property features a spacious 15'1 x 11'5 sitting room with ample under stair storage, providing an inviting space for relaxation and entertaining. The modern kitchen is equipped with integrated Bosch appliances and benefits from French doors that open directly onto the rear garden, allowing for a seamless flow between indoor and outdoor living spaces. The kitchen also provides access to the back door and downstairs cloakroom with wc and basin. The principal bedroom offers built-in wardrobes and shelving and a stylish en suite shower room, while the second bedroom also includes a built-in wardrobe and shelving, making it ideal for guests, children, or use as a home office. A well-equipped family bathroom completes the upstairs accommodation, providing comfort and convenience for all residents.

The outside space is equally impressive, with a well-maintained garden that features a generous patio area, perfect for al fresco dining or summer gatherings. The level lawn is ideal for children to play or for keen gardeners to enjoy, and a useful garden shed provides additional storage for tools or outdoor equipment. The entire garden is enclosed by timber fencing ensuring privacy and security and established well planted borders. Plenty of driveway parking offers practicality for residents and visitors alike.





## 2 West Court, HP13 5TG

Approximate Gross Internal Area  
 Ground Floor = 36.1 sq m / 388 sq ft  
 First Floor = 35.6 sq m / 383 sq ft  
 Shed = 3.3 sq m / 35 sq ft  
 Total = 75.0 sq m / 806 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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.



# Tim Russ and Company

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