



38 Grays Lane, Downley - HP13 5UG

Guide Price £625,000

 **TIM RUSS**
& Company



- A skilfully extended and refurbished five bedroom semi detached family home, situated in a popular location, walking distance to excellent local school, village shops and picturesque countryside

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: C



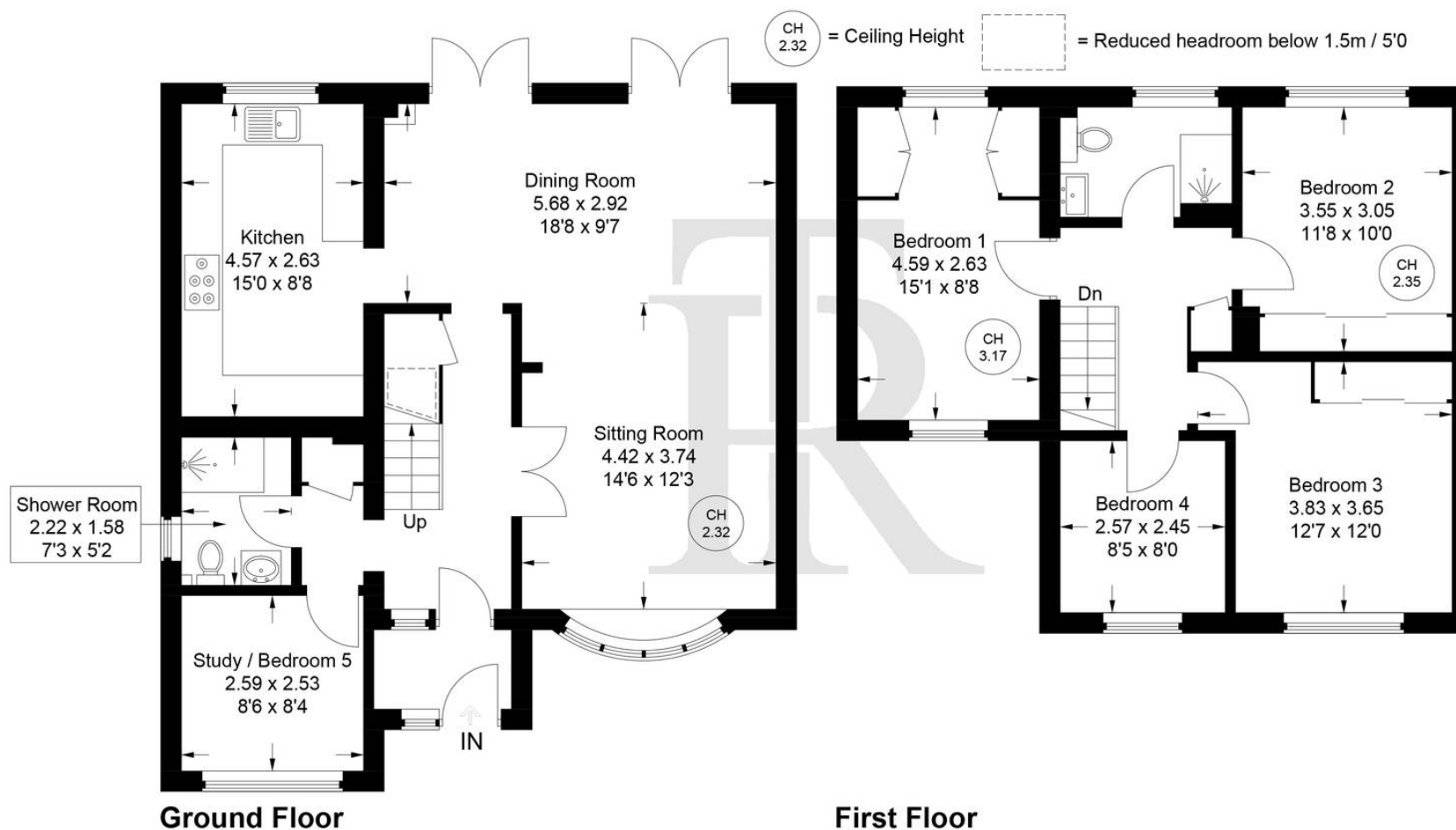
This skilfully extended and refurbished five bedroom semi detached family home offers a superb blend of modern living and practical design, perfectly positioned in a sought after location within walking distance of excellent local schools, village shops and picturesque countryside.

Upon entering, you are welcomed by a bright entrance vestibule that leads to a spacious hallway, complete with useful understairs storage. The heart of the home is the impressive open plan sitting and dining room, featuring a wide bow window to the front and two sets of patio doors to the rear, allowing for an abundance of natural light and a seamless flow throughout the living space. The stylish kitchen is fitted with a comprehensive range of base and eye level units, providing both functionality and elegance for family meals or entertaining guests. An inner hall leads to a dedicated study/bedroom five, ideal for those working from home or guests to stay, and a modern downstairs cloak/shower room for added convenience.

Upstairs, the generous main bedroom benefits from built in wardrobes, offering ample storage, while three further bedrooms provide flexible accommodation for family or guests. These bedrooms are served by a contemporary family shower room, finished to a high standard with quality fittings.

The property also boasts ample driveway parking to the front, with side access available for additional convenience. To the rear you will find a generous patio area with steps leading up onto level lawn with garden shed, enclosed by fencing.





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Approximate Gross Internal Area
 Ground Floor = 74.3 sq m / 800 sq ft
 First Floor = 55.3 sq m / 595 sq ft
 Total = 129.6 sq m / 1395 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.



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 For more information please visit our website.



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