



bonners & babingtons

19 Pheasant Drive
High Wycombe

Pheasant Drive Downley Buckinghamshire

£580,000

Offered to the market with no onward chain this delightful three/four bedroom link detached home offers everything a growing family would need! Comprising of a dual tiered lounge / diner, kitchen, conservatory, family room (bedroom four) and shower room on the ground floor, three bedrooms and a family bathroom on the first floor this property also benefits from a garage and driveway parking. One of the many selling points of this fantastic property is the lovely south facing balcony at the rear of the property looking out over the private parkland behind the home. With sole use for the local residents this parkland has a children's play area, tennis courts and vehicular access at the end of the park from Pheasant Drive. Viewings are highly recommended.

Downley is a picturesque village to the north west of High Wycombe providing excellent schooling, with a highly sought after primary school within walking distance and within catchment of The Royal Grammar School and John Hampden Grammar School for boys along with the Wycombe High School for girls. Locally the prestigious National Trust Downley Common allows miles of countryside walks. High Wycombe offers links to London which include a mainline railway station with direct service to London Marylebone and junctions 3 and 4 of the M40 motorway

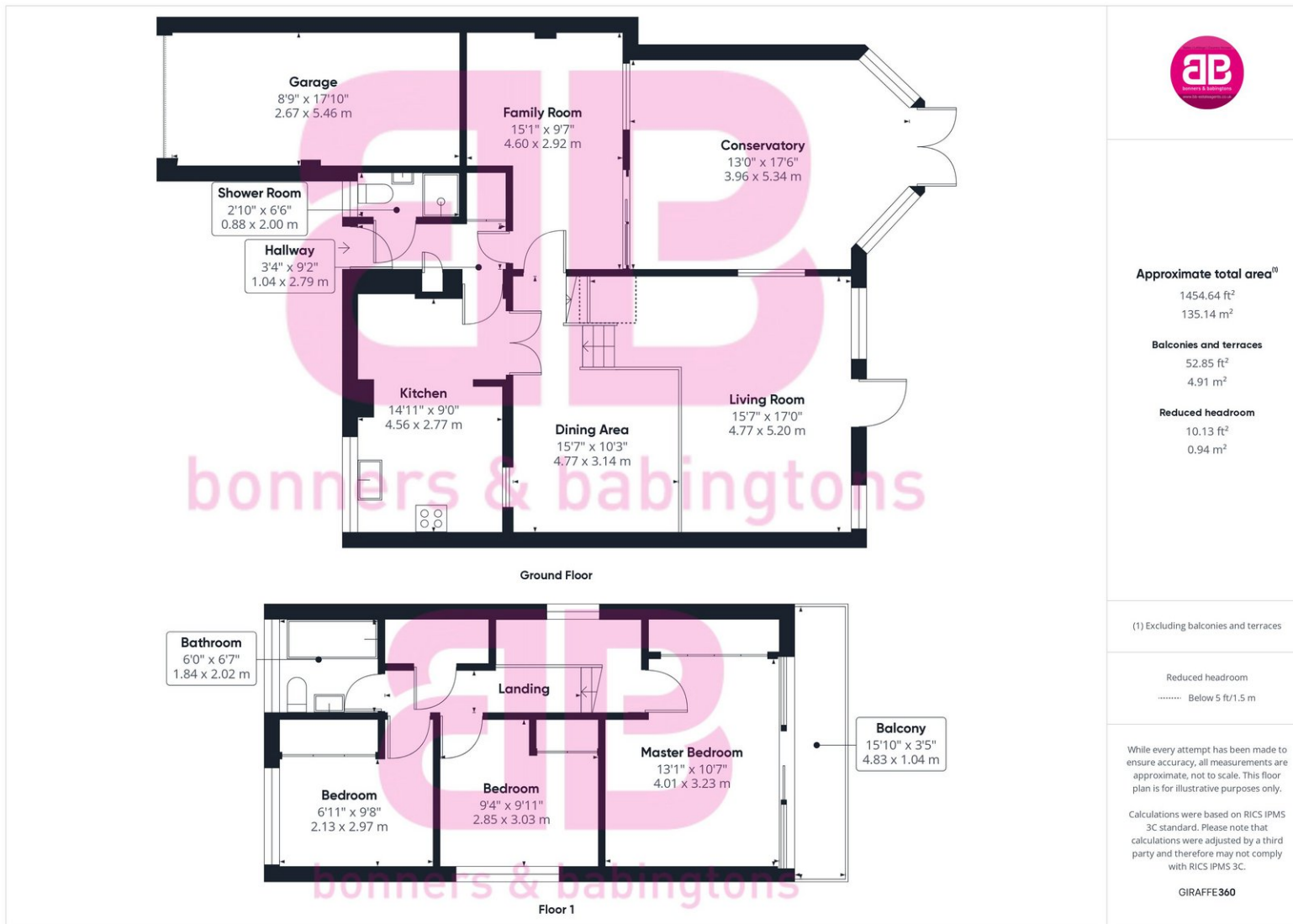
Tenure: Freehold

Council Tax Band: E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

Anglers Court, Spittal Street, Marlow,
Buckinghamshire, SL7 3HJ

01628 333800

marlow@bb-estateagents.co.uk

