



12 White Close, High Wycombe, Buckinghamshire, HP13 5NG

Asking Price | £525,000

## Property Features

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- Detached Family Home
- 3 Bedrooms
- Generous Plot
- Sought After Downley Location
- Lounge with Balcony and Panoramic Views
- Study/Family Room
- Kitchen with Larder
- Garage & Driveway
- Front and Rear Gardens
- EPC 61D / Council Tax Band E

## Full Description

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Located in the sought after village of Downley in High Wycombe, Buckinghamshire, this detached family home stands elegantly on an elevated position on a generous plot and presents a great opportunity for expansion and improvement STPP.

As you approach the house, you are greeted by a private driveway leading to the garage offering not only secure parking but also additional storage space. There is also a front garden with lawn and established shrubs and stepped pathway to the front entrance.

At the top of the steps, there is a convenient enclosed porchway with entrance to the main front door. Upon entering the property, the hallway flows to the first reception room which would make the perfect study or family room. The heart of the home is the double aspect bright and spacious lounge/dining room with patio doors leading to a generous balcony with stunning Wiseria that flowers in the late spring. This is the perfect spot for your morning coffee whilst enjoying panoramic views of the picturesque valley below.

The well-appointed kitchen comes complete with modern appliances, ample worktop and storage space and a convenient larder for all your organisational needs. There is a rear lobby off the kitchen with a downstairs cloakroom and access to the rear garden.

Upstairs, there are three bedrooms. The spacious principal bedroom boasts large windows with views over the rear garden. There are two further good sized bedrooms, both with large windows which let in plenty of natural light with elevated views over the valley below. The family bathroom features modern fixtures and fittings.

The rear garden provides the perfect entertaining space with a good sized patio area leading off the lounge/dining room. The garden also has a large lawned area with mature trees and hedging, making it an ideal space for outdoor activities, gardening, or simply unwinding.





