



12 Falcon Rise, Downley, High Wycombe, Buckinghamshire, HP13 5JT

Asking Price | £270,000



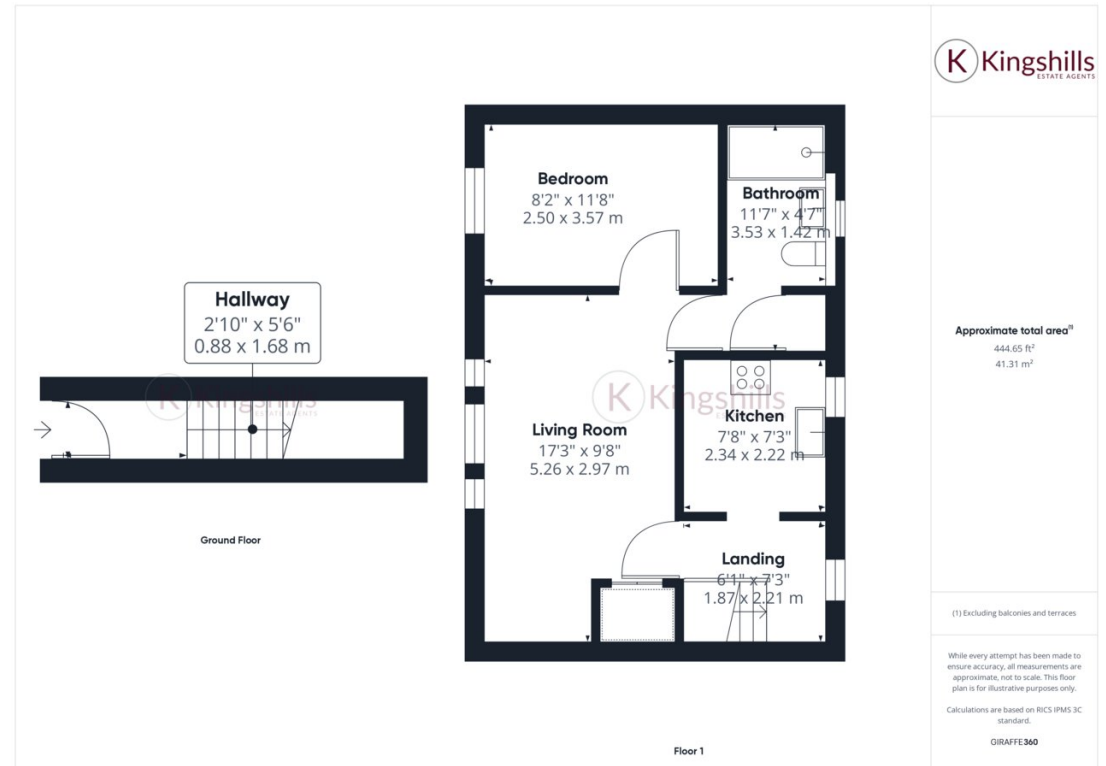
## Property Description

Located on the edge of Downley, this delightful one-bedroom coach house offers an exceptional opportunity for first-time buyers, professionals, or investors. With its modern design and thoughtful layout, this property is ready to move into and enjoy.

The property features a bright and airy lounge overlooking the front of the development, creating a welcoming space to relax or entertain. The bedroom is well-proportioned, providing a cosy retreat, while the sleek, modern bathroom is fitted with a large shower, perfect for a refreshing start to the day.

This property boasts two exceptional features that set it apart: a private, secure garden—an uncommon and highly sought-after addition for a property of this type—and a garage, a rare bonus for a Coach House. Additionally, there is an allocated parking space to the rear, ensuring convenient parking for you or your guests.

With its combination of style, practicality, and location, this coach house is a must-see for anyone looking to enjoy village life with modern amenities close at hand.



Kingshills Estate Agents  
Comet Studios  
Amersham  
Buckinghamshire  
HP7 0PX

01494 939868  
hello@kingshills.co.uk  
kingshills.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements