



Connells

Selwood Way
Downley High Wycombe

Selwood Way Downley High Wycombe HP13 5XR

for sale
£750,000



Property Description

Occupying a desirable position within a sought-after cul-de-sac in Downley, this stylish four-bedroom detached home offers well-presented and thoughtfully updated accommodation throughout.

The property has been enhanced by the current owners, including a beautifully refitted kitchen installed just over a year ago, complete with integrated dishwasher, and a gas boiler replaced within the last two years. Generous living spaces flow seamlessly into a versatile conservatory, featuring a Bosch air conditioning and heating unit to ensure year-round comfort. Enhanced Wi-Fi connectivity extends to the rear of the property, ideal for garden use or the summer house.

Upstairs, three of the bedrooms benefit from fitted wardrobes, while both the family bathroom and en-suite are equipped with underfloor heating. Two loft areas provide useful additional storage.

Externally, the property offers excellent parking with a garage and dual driveways, accommodating up to five vehicles. The rear garden has been attractively landscaped with newly installed raised flower beds, creating an appealing and practical outdoor space.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Location

Located within the Downley community-known for its desirable residential setting and strong local amenities-Selwood Way sits in a convenient position with access to schools, bus routes, and transport links.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.

Entrance Hall

Downstairs Cloakroom

Reception Room

19' 2" max x 11' 11" max (5.84m max x 3.63m max)

Study

9' 9" max x 9' 8" max (2.97m max x 2.95m max)

Dining Room

14' 11" max x 9' 11" max (4.55m max x 3.02m max)

Conservatory

19' max x 11' 9" max (5.79m max x 3.58m max)

Kitchen / Breakfast Room

18' 11" max x 9' max (5.77m max x 2.74m max)

Utility Room

9' 4" max x 8' max (2.84m max x 2.44m max)

Bedroom One

18' 4" max x 11' 11" max (5.59m max x 3.63m max)

Ensuite

Bedroom Two

11' 11" max x 11' 3" max (3.63m max x 3.43m max)

Bedroom Three

10' max x 9' 11" max (3.05m max x 3.02m max)

Bedroom Four

10' max x 8' 11" max (3.05m max x 2.72m max)

Bathroom

Garden Room

13' 7" max x 7' 9" max (4.14m max x 2.36m max)

Garage

16' 10" max x 8' 3" max (5.13m max x 2.51m max)



Selwood Way, Downley, High Wycombe, HP13

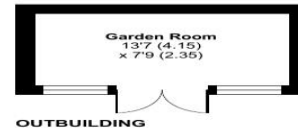
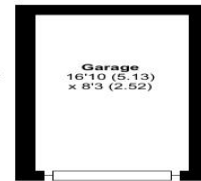
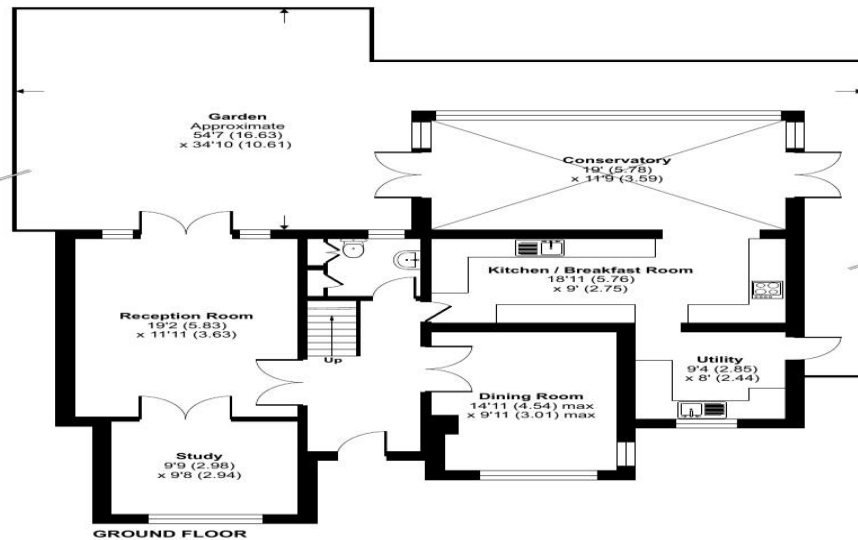
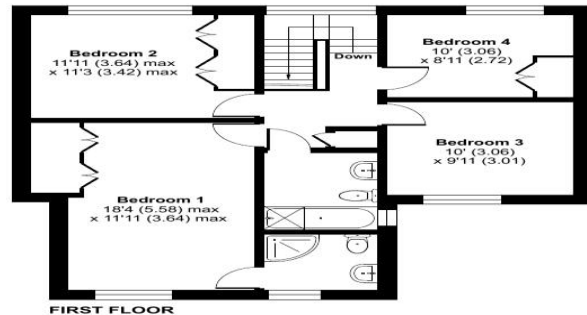
Approximate Area = 1880 sq ft / 174.6 sq m

Garage = 139 sq ft / 12.9 sq m

Outbuilding = 105 sq ft / 9.7 sq m

Total = 2124 sq ft / 197.2 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flipp Homes Limited. REF: 1425042



To view this property please contact Connells on

T 01494 534 822

E highwycombe@connells.co.uk

1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax
Band: F

Tenure: Freehold

view this property online [connells.co.uk/Property/WYC313635](https://www.connells.co.uk/Property/WYC313635)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC313635 - 0005