



Estate Agents  
**Hurst**

28 Sunnycroft, Downley, High Wycombe, Bucks, HP13 5UR  
Offers In Excess Of £675,000

# 28 Sunnycroft, Downley, High Wycombe, Bucks, HP13 5UR

Situated in a hugely popular cul-de-sac in the Downley area of High Wycombe, is this superb, four bedroom, detached family home that has been extremely well cared for over the years and is offered in good condition throughout. This spacious and extended family home provides easy access to the local schools and shops as well as miles of countryside walks on your doorstep covering West Wycombe Village through to Hughenden Valley and beyond. The owners who have lived here for 30 plus years have made a number of significant improvements including a single storey extension to the rear and a garage conversion that gives such a different feel to the downstairs accommodation. The accommodation includes; entrance hallway, sitting room, modern fitted kitchen/breakfast area, dining room, shower room, huge utility space with door to side access, four bedrooms and family bathroom. . The property also benefits from; gas central heating, UPVC double glazing, secluded rear garden split over three levels and offering far reaching views across the valley, large shed, huge patio area that is perfect for entertaining and driveway parking for up to two/three vehicles. This really is a wonderful home and has a short and complete chain above, an early viewing is highly recommended.



**EXTENDED FOUR BEDROOM DETACHED**

**QUIET SOUGHT-AFTER CUL-DE-SAC**

**COMPLETE CHAIN ABOVE**

**IDEAL FAMILY HOME**

**TWO BATHROOMS**

**STUNNING POSITION & FAR REACHING VIEWS**

**CLOSE TO LOCAL SCHOOLS AND AMENITIES**

**GAS CENTRAL HEATING & UPVC DOUBLE  
GLAZED**

**HUGE UTILITY ROOM**

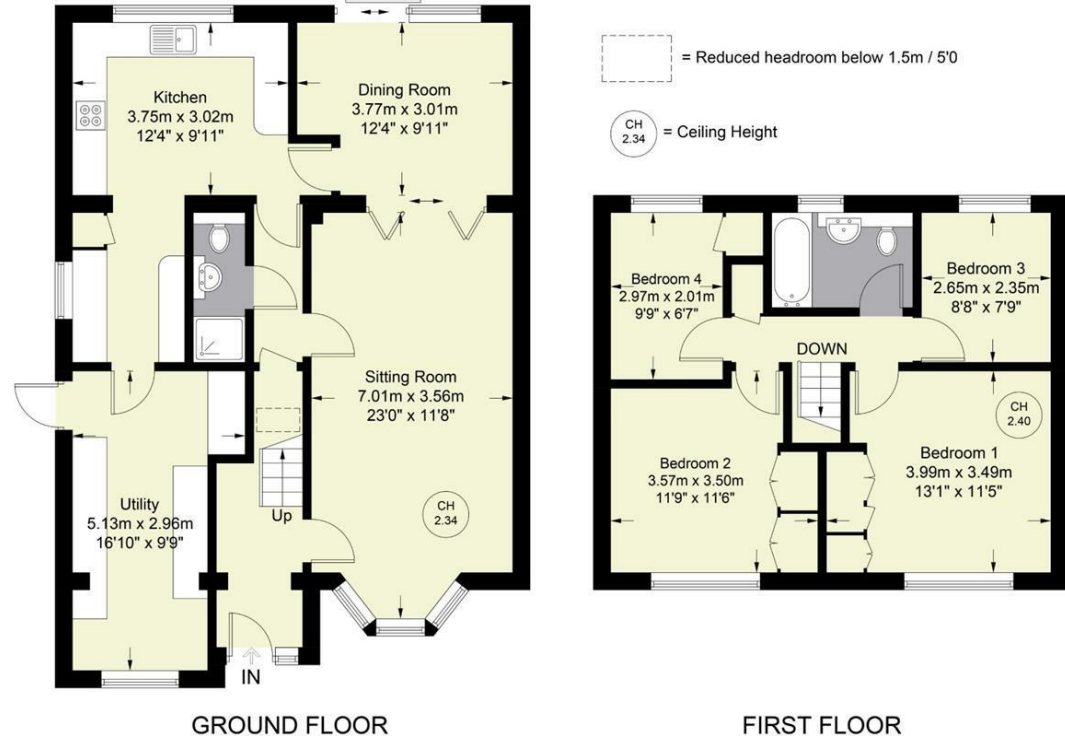






## Sunnycroft

Approximate Gross Internal Area  
 Ground Floor = 870 sq ft / 80.8 sq m  
 First Floor = 514 sq ft / 47.8 sq m  
 Total = 1384 sq ft / 128.6 sq m



Floor Plan produced for Hursts by Media Arcade ©.  
 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.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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