



Estate Agents
Hurst

3 Southfield Road, Downley, High Wycombe, Bucks, HP13 5JZ
Offers In Excess Of £425,000

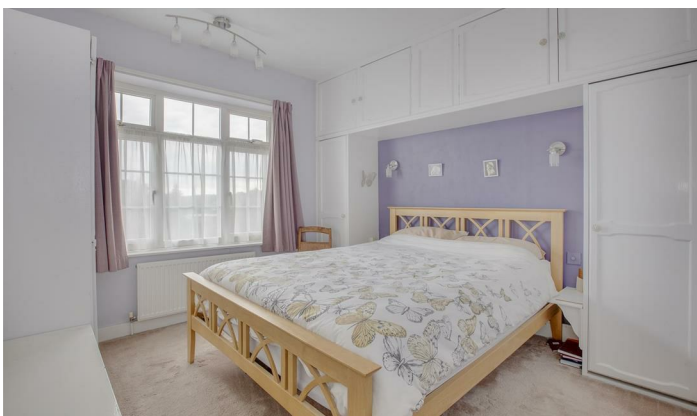
3 Southfield Road, Downley, High Wycombe, Bucks, HP13 5JZ

Hurst are delighted to bring to market this three bedroom, semi-detached home that has been well cared for over the years and is offered in good condition throughout. The house itself is lovely but plays second fiddle to the simple stunning rear garden that is in excess of 100ft in length has been kept to a superb standard and provides established flower and shrub borders, patio area and although it is North facing, because of its length, provides sunlight to the garden all day long, especially to the rear part of the garden where the owners have recently added a decking area which offers stunning views across the valley. This superb home also comes with a large double length shed and plenty of space to add a home office in the rear garden or an extension to the rear which would be easily doable (subject to obtaining the relevant planning permission, the property also offers excellent access to the superb local schools, benefits from far reaching views, and offers miles of countryside walks on your doorstep, across West Wycombe and Downley Common. The accommodation includes; entrance hall, large sitting room/dining room with bay to front aspect, fitted kitchen with door to rear garden and access to pantry, three bedrooms and family bathroom with separate w/c. The property also benefits from; UPVC double glazing, gas central heating, enclosed rear garden, partially boarded loft and driveway parking. We expect this property to react extremely well and would recommend that you and make an early booking to avoid disappointment. There is a complete chain above.



**THREE BEDROOM SEMI-DETACHED HOME
SOUGHT-AFTER LOCATION IN DOWNLEY
POTENTIAL FOR EXPANSION STPP
SIMPLY STUNNING REAR GARDEN IN EXCESS
OF 100FT
INTERNAL & EARLY BOOKING ADVISED
GAS CENTRAL HEATING & DOUBLE GLAZED
DRIVEWAY PARKING
PATIO & DECKING AREAS
FANTASTIC VIEWS & SECLUDED FEEL
IDEAL FAMILY HOME**









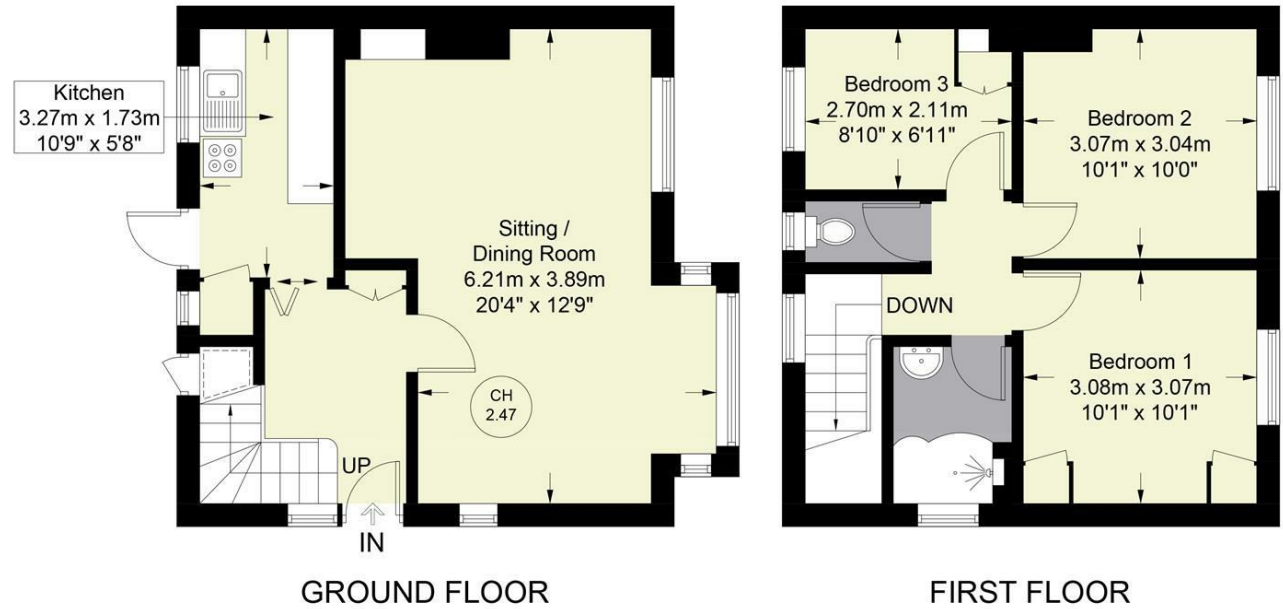
Southfield Road

Approximate Gross Internal Area
 Ground Floor = 418 sq ft / 38.8 sq m
 First Floor = 394 sq ft / 36.6 sq m
 Total = 812 sq ft / 75.4 sq m



 = Reduced headroom below 1.5m / 5'0"

 = Ceiling Height



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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk