





# 111 Littleworth Road, Downley, High Wycombe, Buckinghamshire, HP13 5XA

An extremely well presented three bedroom, rear extended end of terrace house offered to the market with NO ONWARD CHAIN. The property is located in the sought after village of Downley on the edge of the beautiful Downley common and is within walking distance of local schools, shops and transport facilities. The accommodation comprises; living room with fire place, dining room, large fitted kitchen/breakfast room, three bedrooms and newly fitted family bathroom. The property further benefits; enclosed rear garden, outbuilding with electrics, gas central heating (new boiler installed in 2019 which was last serviced in April 2023), UPVC double glazing (brand new front door recently installed), partially boarded loft (with light & pull down ladder) and driveway parking for two cars.

**NO ONWARD CHAIN**

**DOWNLEY VILLAGE**

**CLOSE TO VILLAGE COMMON**

**DRIVEWAY PARKING FOR TWO CARS**

**ENCLOSED REAR GARDEN**

**GARDEN OUTBUILDING WITH ELECTRICS**

**LIVING ROOM WITH FIRE PLACE**

**DINING ROOM**

**SPAIOUS KITCHEN/BREAKFAST ROOM**

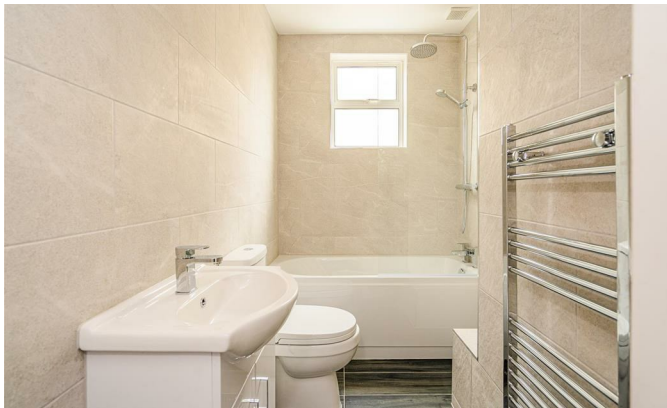
**GAS CENTRAL HEATING**








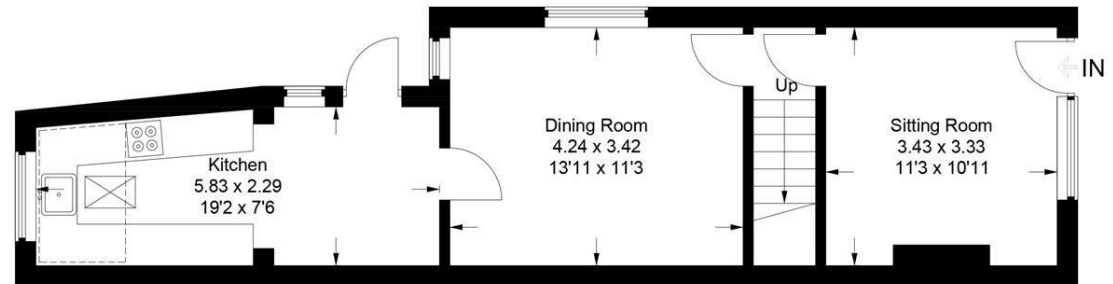
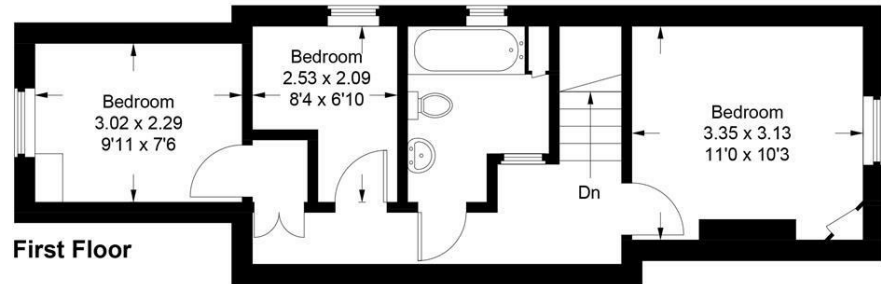




Approximate Gross Internal Area  
Ground Floor = 43.9 sq m / 472 sq ft  
First Floor = 36.5 sq m / 393 sq ft  
Total = 80.3 sq m / 865 sq ft



 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
© CJ Property Marketing Ltd Produced for Hurst

Estate Agents  
**Hurst**

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](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)