



# 3 Jubilee Road, Downley, High Wycombe, Buckinghamshire, HP13 5TP

A bright and spacious three bedroom semi detached family home sat on a large plot offering potential to extend with PLANNING PERMISSION APPROVED for a side & rear extension (planning reference: 06/08030/FUL). Offered for sale with NO ONWARD CHAIN this wonderful property is located in the sought after village of Downley, within walking distance of local schools, shops and transport facilities. High Wycombe train station which connects to London Marylebone in less than

30 minutes is located just 2.4 miles from the property. The accommodation comprises: enclosed porch, large living room, spacious kitchen/diner, utility room/office, modern fitted family bathroom, three bedrooms and a modern shower room on the first floor. The property further benefits: gated driveway parking for numerous vehicles, pod point E car charger (approx. 2 years old), large enclosed rear garden, large garden workshop (with power & lighting), gas central heating and UPVC double glazing.

## LARGE PLOT

PLANING PERMISSION APPROVED FOR EXTENSION  
SOUGHT AFTER LOCATION - DOWNLEY VILLAGE

LARGE LEVEL REAR GARDEN

GOOD CONDITION THROUGHOUT

ENCLOSED PORCH

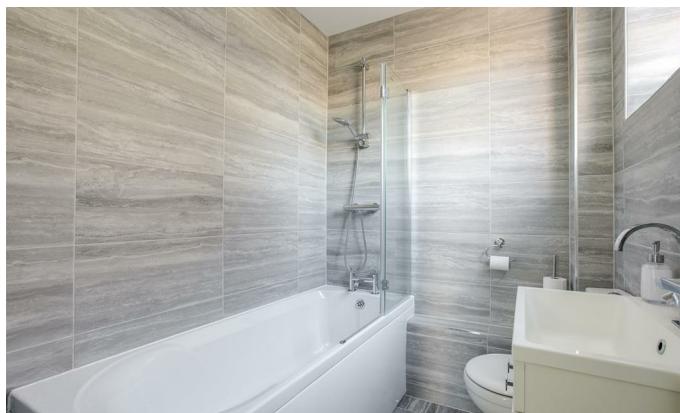
UTILITY ROOM/OFFICE

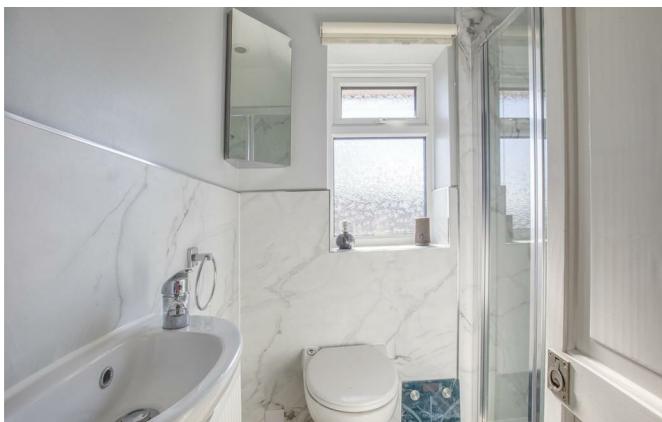
DRIVEWAY PARKING FOR NUMEROUS VEHICLES

CLOSE TO AMENITIES

SOLD WITH NO ONWARD CHAIN







## Jubilee Road

Approximate Gross Internal Area

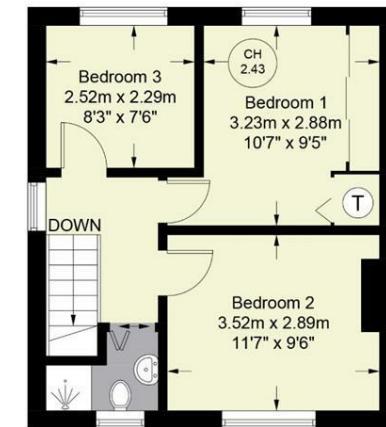
Ground Floor = 545 sq ft / 50.6 sq m

First Floor = 376 sq ft / 34.9 sq m

Total = 921 sq ft / 85.5 sq m



CH  
2.46



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.

**Hurst** Estate Agents

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)