



Estate Agents
Hurst

49 Sunnycroft, Downley, High Wycombe, Bucks, HP13 5UR
£650,000

49 Sunnycroft, Downley, High Wycombe, Bucks, HP13 5UR

A spacious, four bedroom detached family home that is located in this popular cul-de-sac in the sought after village of Downley, offering superb access to the local schools and shops as well as miles of countryside walks covering West Wycombe Village through to Hughenden Valley. The property has been extremely well cared for over the years by its current owner, but requires a slight degree of modernisation throughout. The property does offer a larger and more spacious rear garden than most in the road as the owners have acquired a further piece of land now creating an L-shaped layout.

The accommodation includes: large entrance porch, hallway, lounge, dining room, fitted kitchen/breakfast room, guest cloakroom, four good sized bedrooms and family bathroom. The property also benefits from: gas central heating, UPVC double glazing, level and secluded south facing rear garden, double length garage and driveway parking for up to two/three vehicles. This wonderful home offers stunning views, backs woodland and an internal viewing is highly recommended.

FOUR BEDROOMS

GARAGE & DRIVEWAY

LOUNGE & DINING ROOM

LARGER THAN AVERAGE GARDEN

EXPANSION POTENTIAL STPP

DOUBLE GLAZING & GAS CENTRAL HEATING

QUIET CUL-DE-SAC LOCATION

CLOSE TO LOCAL SCHOOLS

IDEAL FAMILY HOME

HUGE PRINCIPAL BEDROOM







Sunnycroft

Approximate Gross Internal Area
 Ground Floor = 665 sq ft / 61.8 sq m
 First Floor = 702 sq ft / 65.2 sq m
 Garage = 245 sq ft / 22.8 sq m
 Total = 1612 sq ft / 149.8 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.

Estate Agents
Hursts

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