



26 Southfield Road, Downley, High Wycombe, Buckinghamshire, HP13 5LA

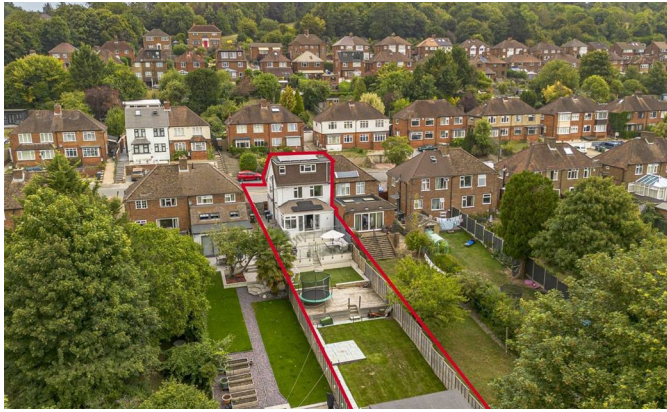
A bright and spacious, FULLY REFURBISHED, loft converted, FOUR BEDROOM semi-detached family home offered to the market in IMMACULATE CONDITION throughout. The property is located on the highly sought after Downley side of High Wycombe within close proximity to local schools, shops and transport facilities including High Wycombe train station and junction 4 of the M40 motorway. The accommodation comprises: entrance hall, living room with bay window, large modern fitted kitchen open plan to dining/family room (with log-burner), four good size bedrooms, shower room on the first floor and a large four piece en-suite bathroom to master bedroom. The property further benefits: stunning landscaped rear garden (SOUTH FACING), solar panels, LARGE DETACHED GARDEN OFFICE/STUDIO, driveway parking for three cars, gas central heating and UPVC double glazing.



HIGHLY SOUGHT AFTER LOCATION
SOUTH FACING LANDSCAPED GARDEN
IMMACULATE CONDITION THROUGHOUT
DRIVEWAY PARKING FOR 3 CARS
LARGE DETACHED GARDEN OFFICE/STUDIO
FOUR BEDROOMS
EN-SUITE BATHROOM TO MASTER
SOLAR PANELS
LARGE MODERN FITTED KITCHEN
LOG BURNER



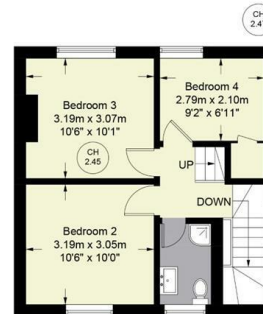




Southfield Road
 Approximate Gross Internal Area
 Ground Floor = 606 sq ft / 56.3 sq m
 First Floor = 407 sq ft / 37.8 sq m
 Second Floor = 268 sq ft / 24.9 sq m
 Outbuilding = 298 sq ft / 27.7 sq m
 Total = 1579 sq ft / 146.7 sq m (Including Eaves)



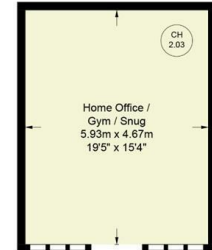
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



(Not Shown In Actual Location / Orientation)

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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