



**Connells**

Southfield Road  
Downley High Wycombe



# Southfield Road Downley High Wycombe HP13 5JZ

for sale  
**£450,000**



## Property Description

This well-presented three-bedroom semi-detached house is offered with no onward chain, making it an ideal choice for buyers looking for a smooth and speedy move.

Upon entering, you are welcomed by a spacious entrance hall featuring a staircase to the first floor and a convenient under-stairs storage cupboard. The dual-aspect living/dining room is filled with natural light, enhanced by a charming bay window to the front and a cozy electric fireplace, creating an inviting space for relaxing or entertaining.

The kitchen is fitted with a range of wall and base units and offers space for essential white goods. A door leads directly to the large rear garden, perfect for enjoying indoor-outdoor living.

Upstairs, there are three well-proportioned bedrooms, one benefiting from built-in storage. The modern, fully tiled bathroom includes a walk-in shower and basin, with a separate WC for added convenience.

Additional features include gas central heating and driveway parking.

The standout feature of this home is the generously sized rear garden-fully enclosed with a paved patio area, steps leading up to an expansive lawn, two garden sheds, and a greenhouse, offering excellent outdoor space for gardening, play, or relaxing.

This property combines comfort, space, and practicality, and is ready to move into with no onward chain delays. Early viewing is highly recommended.

## Location

The village of Downley has selection of shops and two pubs. Downley Common is just minutes' walk from the house, with woodland abutting National Trust Land, great for those that like to walk or cycle.

For families there are two good schools, for primary and middle school aged children, within walking distance: plus a number of secondary and Grammar Schools within the High Wycombe area.

## Entrance Hall

## Living / Dining Room

20' 3" max x 13' 2" max (6.17m max x 4.01m max)

## Bedroom One

10' 8" max x 9' 6" max (3.25m max x 2.90m max)

## Bedroom Two

12' 8" max x 12' 8" max (3.86m max x 3.86m max)

## Bedroom Three

8' 8" max x 8' 3" max (2.64m max x 2.51m max)

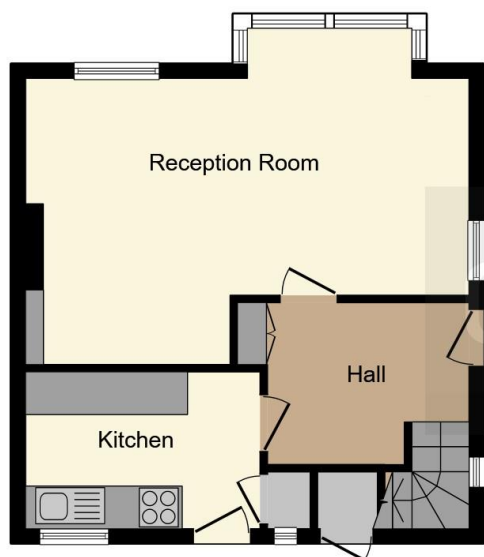
## Bathroom

5' 5" max x 4' 10" max (1.65m max x 1.47m max)

## W C

5' 6" max x 2' 6" max (1.68m max x 0.76m max)

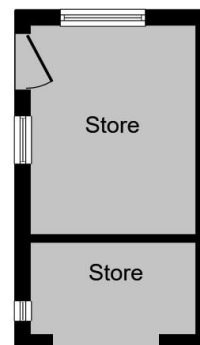




**Ground Floor**



**First Floor**



**Outbuilding**



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 Band: D

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Tenure: Freehold



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