Hurst Estate Agents

18 Littleworth Road, Downley, High Wycombe, Buckinghamshire, HP13 5XB

£650,000

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Offered to the market in immaculate condition, this bright and spacious four bedroom semi detached family home has been thoughtfully extended and renovated by the current owners, who have enjoyed the property since purchasing it in 2015.

Situated in the highly sought after village of Downley, the property is ideally placed for families, with The Downley School and The Disraeli School both within easy reach, as well as other well regarded schools including The Royal Grammar School, John Hampden and Wycombe High School. Downley offers a strong village community with local shops, cafés and everyday amenities, while Downley Common is close by, providing excellent opportunities for walking and recreation. Regular bus services connect with High Wycombe town centre, while High Wycombe railway station is approximately 2.5km away, offering mainline connections to London Marylebone.

The well presented accommodation comprises an entrance hall, guest cloakroom/shower room, living room with feature fireplace and an impressive open plan lounge/kitchen/diner. A spacious double bedroom completes the ground floor, while upstairs are three further bedrooms and a newly fitted four-piece family bathroom. Externally, the property benefits from a driveway with parking for three cars, a large enclosed rear garden and a detached garden studio/office with power and lighting. Further benefits include gas central heating and UPVC double glazing.

FULLY RENOVATED THROUGHOUT
LARGE OPEN PLAN LOUNGE/KITCHEN/DINER
GUEST CLOAKROOM/SHOWER ROOM
DETACHED GARDEN STUDIO/OFFICE
DRIVEWAY PARKING FOR THREE CARS
FOUR BEDROOMS
ENCLOSED REAR GARDEN WITH PATIO AREA
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
CLOSE TO SCHOOLS & SHOPS

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Approximate Gross Internal Area
Ground Floor = 859 sq ft / 79.8 sq m
First Floor = 430 sq ft / 40.0 sq m
Summer House / Office = 105 sq ft / 9.8 sq m
Total = 1394 sq ft / 129.6 sq m

Floor Plan produced for Hursts by Media Arcade Ltd ©.
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.

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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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