



90 Southfield Road, Downley, High Wycombe, Buckinghamshire, HP13 5LD

Guide Price | £465,000

Property Features

- Extended semi-detached family home
- Bonus loft room currently used as a 4th bedroom (no formal permissions)
- Living room with stunning feature fireplace
- Generous, private rear garden enclosed by fencing
- Dining Room/Family Room
- Large summer house ideal for home working or hobbies
- Modern kitchen with space for appliances
- Off-street parking and excellent access to the M40
- Three good-sized first-floor bedrooms
- EPC 60D / Council Tax Band D

Full Description

Located in the highly desirable village of Downley, this beautifully presented and extended three-bedroom semi-detached home offers the perfect blend of character, comfort and contemporary living. Positioned in a peaceful residential setting and surrounded by the Chilterns countryside, the home provides generous living space, modern updates, and exceptional versatility—ideal for families, commuters and those seeking a village lifestyle with excellent connectivity.

Upon entering, a welcoming hallway sets an inviting tone, leading into the heart of the home. The modern galley kitchen is a standout feature, tastefully designed with sleek cabinetry, ample worktop space and quality fixtures with space for appliances. A useful lobby area to the rear provides additional storage and convenient access to the garden, making day-to-day living wonderfully practical.

The ground floor further benefits from a spacious lounge, complete with an attractive open fireplace and a lovely bay window framing views over the rear garden—an ideal setting for relaxation or entertaining. Adjacent is the generous second reception room, currently arranged as a dining area but perfectly suited as a playroom, study, or multi-purpose family space, offering great flexibility for evolving household needs. Completing the downstairs accommodation is a handy WC, adding further practicality.

Upstairs, the property offers three well-sized bedrooms, all served by a contemporary family bathroom finished to a high standard. The home also boasts a bonus loft room currently used as a bedroom and for storage, providing valuable additional space that enhances the property's adaptability. Buyers should note that this room does not benefit from the relevant permissions for formal use as a bedroom.

Externally, the home enjoys a generous private garden, well laid out for both relaxation and entertaining. There are decking and patio areas ideal for outdoor dining, along with a sizeable summerhouse equipped with light and power—currently used as a home office and gym, creating an excellent retreat or workspace. The remainder of the garden is laid to lawn and includes a practical storage shed. To the front, the property provides ample driveway parking for multiple vehicles, a rare and highly sought-after benefit in this location.





