



37 Southfield Road, Downley

Offers Over £475,000

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37 Southfield Road, Downley

A spacious and well-proportioned three-bedroom family home offering over 1,100 sq ft of flexible living space, a private rear garden with covered BBQ entertaining area, and a detached outbuilding, all set within a popular Downley location.

Step through the front door into an entrance hallway with stairs rising to the first floor and access into the main living space.

The sitting/dining room is an impressive, well-proportioned area measuring over 20ft in length, ideal for both relaxing and entertaining. Large windows allow for excellent natural light, creating a bright and welcoming atmosphere.

To the rear, the kitchen opens through to a conservatory-style extension, forming a sociable and practical hub of the home. The kitchen offers ample worktop and cupboard space, while the conservatory provides additional dining or family space with views over the garden and double doors leading outside, ideal for everyday living and hosting alike.

Upstairs, the first floor comprises three bedrooms. The principal bedroom is a generous double, complemented by a further well-sized double room and a third bedroom that works perfectly as a child's room, guest room or home office. The family bathroom is neatly arranged off the landing, along with useful built-in storage.

The versatile loft room offers excellent additional space and could serve as a home office, hobby room, occasional guest room or teenage retreat.





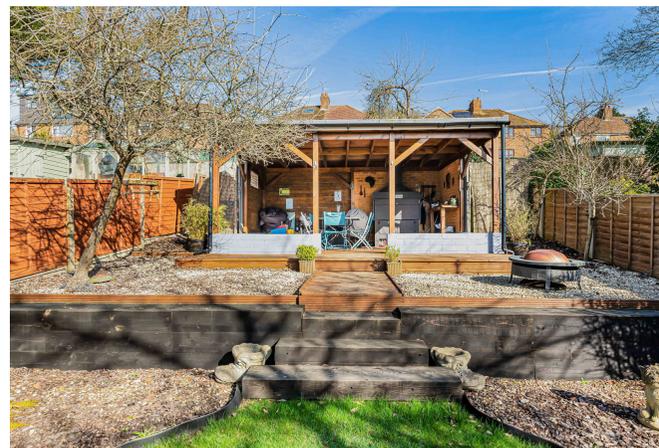
Outside, the rear garden offers a safe and manageable space for children to play and for summer entertaining. At the top of the garden sits a covered timber entertaining area, a fantastic spot for hosting friends and family throughout the year. A detached outbuilding also provides excellent storage for bikes and outdoor equipment.

Southfield Road is well placed within Downley, a sought-after village on the edge of High Wycombe, known for its strong community feel, reputable schooling and access to open countryside. The property benefits from convenient access to local shops, amenities and transport links, including High Wycombe station with fast services into London Marylebone.





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**Approximate Gross Internal Area 1110 sq ft - 104 sq m
(Excluding Outbuilding)**

Ground Floor Area 523 sq ft – 49 sq m

First Floor Area 419 sq ft – 39 sq m

Attic Floor Area 168 sq ft – 16 sq m

Outbuilding Area 72 sq ft – 7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

