

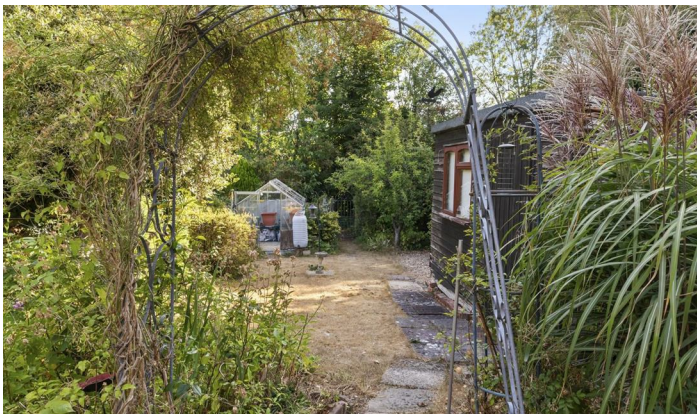


98 Southfield Road, Downley, High Wycombe, HP13 5LD

Hurst are delighted to bring to market this three bedroom, semi-detached home that has been well cared for over the years, but does require a small degree of redecoration and modernisation throughout. This popular family home is positioned towards the end of this quiet cul-de-sac and provides a sizeable and South facing rear garden which is roughly 100ft in length and fairly secluded. There is also plenty of room to potentially add a rear extension or loft conversion (subject to obtaining the relevant planning permission) and the property also offers excellent access to the superb local schools, benefits from far reaching views over the valley, and offers miles of countryside walks on your doorstep, across West Wycombe and Downley Common. The accommodation includes; entrance hall with understairs storage cupboard, large sitting/dining room with bay window to front and rear aspect, fitted kitchen with door opening onto the rear garden, three bedrooms and family bathroom. The property also benefits from; double glazing, gas central heating, enclosed rear garden that comes with a good size patio, side access, door to the detached garage, summer house, green house and a large lawn area with various, mature borders and plants. We expect this property to react extremely well and would recommend that you and make an early booking to avoid disappointment. The property is also offered to the market with no onward chain.

THREE BEDROOM SEMI-DETACHED PROPERTY
DETACHED GARAGE & DRIVEWAY PARKING
NO ONWARD CHAIN
POTENTIAL FOR EXPANSION STPP
GAS CENTRAL HEATING
SOUTH FACING REAR GARDEN
UPVD DOUBLE GLAZED
IDEAL FAMILY HOME
QUIET CUL-DE-SAC LOCATION
GOOD ACCESS TO TOWN AND DOWNLEY



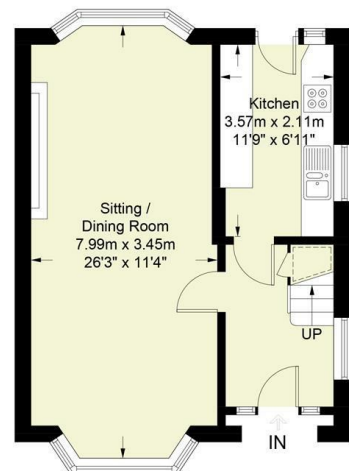




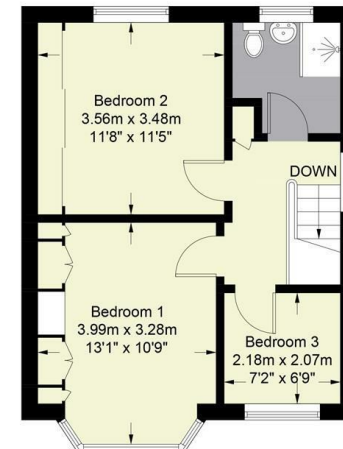
Southfield Road
Approximate Gross Internal Area
Ground Floor = 439 sq ft / 40.8 sq m
First Floor = 443 sq ft / 41.2 sq m
Garage = 173 sq ft / 16.1 sq m
Total = 1055 sq ft / 98.1 sq m



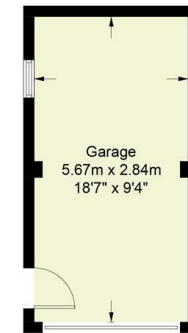
 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

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.


Hursts
Estate Agents

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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