



Keegan White
ESTATE AGENTS

51 Southfield Road | £450,000



Features

- Semi-Detached Home
- Three Reception Rooms
- Garage & Driveway Parking
- Great Location
- Open-Plan Living
- Large Garden

The front door opens into a hallway with stairs rising to the first floor and has a guest cloakroom under the stairs. A doorway leads though to a centrally located dining room, with a large, bay windowed living room to the front, a family room/conservatory to the rear, and an open archway to the kitchen. Although perfectly functional, a new owner may look to modernise the kitchen which currently has an oven with gas hobs and overhead extractor fan, sink & drainer, window to rear aspect, plenty of storage above and below the worktops, and a cupboard that houses the boiler. To the first floor, there are three well proportioned bedrooms with the largest bedroom having wall-to-wall wardrobes, and the family bathroom that has a

three piece bathroom suite and an electric shower.

Externally, there is driveway parking for several cars to the front, with side access to the garage that is located to the rear. The back garden has a patio with steps rising to an extensive lawn with a shed and fencing to borders.

All in, whilst the property could benefit from some light refurbishment, it would make a fantastic family home.



Located on the borders of Downley, Southfield Road is a well regarded residential street located just to the north west of the town centre which can be reached within a 25 minute walk. There is a small parade of local stores a short walk away, with a wider array of local shopping at Cross Court, Downley. The area is particularly well regarded for schooling, as it is in catchment for the three Grammar Schools, and the Disraeli School. Downley Common is an area designated an area of serves as a gateway to many hundreds of acres of open Chiltern countryside. High Wycombe itself is a vibrant market town with a wide range of amenities including the Swan Theatre, Eden

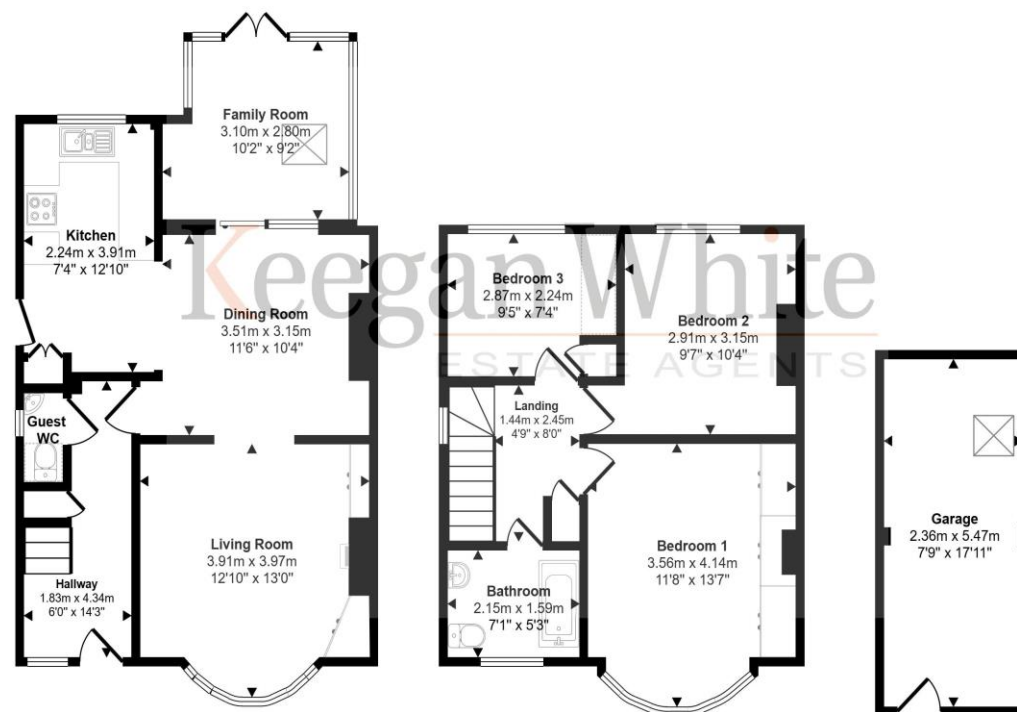
shopping centre that has a host of retail, leisure, hospitality and entertainment venues. For rail commuters, the fast trains on the reliable Chiltern Railways take less than half an hour to get into London Marylebone. Equally good, for road commuters, Junction 4 of the M40 is within a three mile drive, with the M25 and London Heathrow Airport beyond.

Additional Information:
Council Tax: Band D.
Energy Performance Rating: EPC E (53)





Approx Gross Internal Area
106 sq m / 1146 sq ft



Ground Floor
Approx 53 sq m / 571 sq ft

First Floor
Approx 41 sq m / 436 sq ft

Garage
Approx 13 sq m / 139 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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