



37 Southfield Road, Downley, High Wycombe, Bucks, HP13 5JZ

An extended three bedroom, semi-detached home that has been well cared for over the years and is offered in good condition throughout and makes a perfect family home. The house has been extended to the rear ground floor which now provides a superb open plan kitchen/breakfast area, a loft that has been converted into an attic/playroom and could easily be converted into a fourth bedroom STPP and a stunning garden room that has been added by it's current owner that is perfect for entertaining and offers stunning views across West Wycombe. The property also offers excellent access to the superb local schools, benefits from far reaching views and offers miles of countryside walks on your doorstep, across West Wycombe and Downley Common. The accommodation includes; entrance hall, large sitting room and dining room with bay to front aspect, fitted kitchen with that is open plan to a conservatory and has double doors that leads to the rear garden, three bedrooms, family bathroom and attic room.

The property also benefits from; UPVC double glazing, gas central heating, enclosed rear garden which has been extremely well kept and benefits from this amazing garden reception room that is a huge addition and able to be used all year round, driveway parking for several vehicles and two outdoor storage areas. We expect this property to react extremely well and would recommend that you and make an early booking to avoid disappointment.



IDEAL FAMILY HOME

**ATTIC ROOM THAT PROVIDES EXTRA
RECEPTION AREA**

HUGE GARDEN ROOM

DRIVEWAY PARKING

SOUGHT-AFTER LOCATION

LARGE LOUNGE/DINER

GAS CENTRAL HEATING AND DOUBLE GLAZED

INTERNAL VIEWING HIGHLY RECOMMENDED

THREE BEDROOMS

INTERNAL VIEWING ADVISED





Southfield Road

Approximate Gross Internal Area
 Ground Floor = 526 sq ft / 48.9 sq m
 First Floor = 413 sq ft / 38.4 sq m
 Second Floor = 169 sq ft / 15.7 sq m
 Outbuildings = 148 sq ft / 13.8 sq m
 Total = 1256 sq ft / 116.8 sq m



Floor Plan produced for Hursts by Media Arcade ©.
 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.

Hurst 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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