



# 93 Southfield Road, Downley, High Wycombe, Bucks, HP13 5LB

Hurst are delighted to bring to market this three bedroom, semi-detached home that has been well cared for over the years, is offered in good condition throughout and comes with no onward chain. This popular family home is positioned towards the end of this quiet cul-de-sac and provides a sizeable rear garden which is in excess of 100ft and although it is North facing, because of its length, provides sunlight to the garden all day long, especially to the rear part of the garden where the owners have added a large pergola and decking area that provides stunning views across the valley. 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, and offers miles of countryside walks on your doorstep, across West Wycombe and Downley Common. The accommodation includes; entrance hall, large sitting room with bay window to front aspect, modern fitted kitchen/dining with pantry/store cupboard, three bedrooms and family bathroom. The property also benefits from; double glazing, gas central heating, enclosed rear garden that comes with a large pergola and decking area, a couple of storage sheds and a larger storage room that could easily be converted into a home office, partially boarded loft and driveway parking. We expect this property to react extremely well and would recommend that you make an early booking to avoid disappointment.



**SPACIOUS THREE BEDROOM FAMILY HOME**  
**HUGE PERGOLA AND DECKING AREA IN REAR GARDEN**  
**DRIVEWAY PARKING**  
**QUIET CUL-DE-SAC LOCATION**  
**POTENTIAL HOME OFFICE IN REAR GARDEN**  
**OPEN PLAN KITCHEN / DINING AREA**  
**NO ONWARD CHAIN**  
**REAR GARDEN IN EXCESS OF 100FT**  
**INTERNAL AND EARLY VIEWING ADVISED**  
**STUNNING VIEWS ACROSS TO WEST WYCOMBE**







### Southfield Road

Approximate Gross Internal Area  
 Ground Floor = 432 sq ft / 40.1 sq m  
 First Floor = 442 sq ft / 41.1 sq m  
 Outbuildings = 242 sq ft / 22.5 sq m  
 (Excluding Pergola)  
 Total = 1116 sq ft / 103.7 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.

Estate Agents  
**Hurst**

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

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