Hurst Estate Agents

26 Commonside, Downley, High Wycombe, Bucks, HP13 5XG

Offers In Excess Of £550,000

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Hurst are delighted to bring to market this three-bedroom, semi-detached property that has been well cared of over the years but does require a degree of modernisation throughout. This is an extremely rare opportunity for to acquire this superb family home set in an idyllic spot opposite woodlands, just off Downley Common. This wonderful home has been in the family since 1991 and offers the new owner sizeable and versatile accommodation, on a level plot and one that provides a real sense of seclusion.. The property is also on the doorstep of miles of countryside walks through Naphill and Hughenden National Trust Parkland, whilst also being within a walk of local amenities and schools including the highly regarded Royal Grammar School. The accommodation includes; entrance hall, huge double aspect lounge/diner with French doors opening to rear garden, inner lobby leading to a garden room & guest cloakroom, fitted kitchen/breakfast room and a separate dining room/study. To the first floor there is a very large landing area that provides storage and room for a home office, three double bedroom and a family bathroom. The property also benefits from gas central heating, UPVC double glazing, driveway parking for two vehicles, enclosed rear garden with fence and hedge surround, there is a large patio and lawn area as well as a storage shed/greenhouse. The property fronts onto the common that offers miles of countryside walks, great for dog walkers and families alike. The property is also offered to the market with no onward chain and an early viewing is recommended.

SOUGHT AFTER LOCATION ON DOWNLEY COMMON

THREE DOUBLE BEDROOMS

NO ONWARD CHAIN

GAS CENTRAL HEATING AND DOUBLE GLAZED

ENCLOSED REAR GARDEN

GUEST CLOAKROOM & GARDEN ROOM

DRIVEWAY PARKING FOR TWO VEHICLES

RAIL LINKS TO LONDON & OXFORD

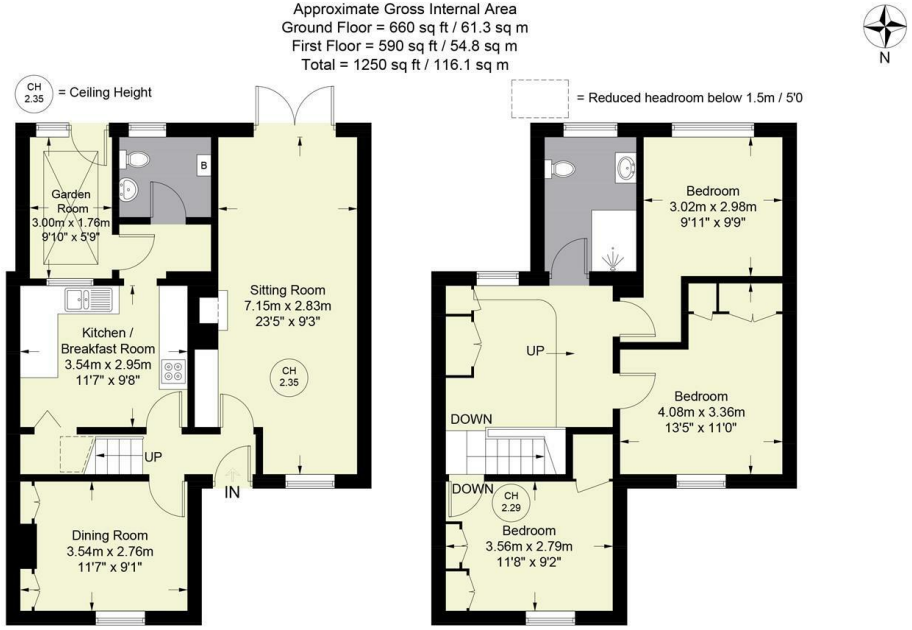
NEARBY BUS STOP WITH REGULAR SERVICE TO TOWN

MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP

Hurst

Commonside

Approximate Gross Internal Area
Ground Floor = 660 sq ft / 61.3 sq m
First Floor = 590 sq ft / 54.8 sq m
Total = 1250 sq ft / 116.1 sq m



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.

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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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