



# 61 Southfield Road, Downley, High Wycombe, Buckinghamshire, HP13 5JZ

Offered to the market in immaculate condition throughout, this bright and spacious bay-fronted, extended 1930s family home has been significantly improved by the current owners over their 38 years of ownership, creating a superb and much loved family home. Situated on the highly sought after Downley side of High Wycombe, the property is conveniently located close to local schools, shops and transport links, including the popular Disraeli Primary School. High Wycombe town centre and mainline train station are approximately two miles away, providing a direct service to London Marylebone in under 30 minutes. The well appointed accommodation comprises: entrance hall, guest cloakroom with shower, living room featuring a log burner, dining room with bay window and working fireplace, and a large extended kitchen/breakfast room with raised breakfast bar - an excellent space for both family living and entertaining.

To the first floor are three generous double bedrooms, all with fitted wardrobes and a modern family bathroom. Further benefits include a beautifully landscaped rear garden with outdoor kitchen, a large insulated and sound-proofed home office/utility room, garage/workshop, resin driveway providing parking for up to five cars, gas central heating and UPVC double glazing throughout.

**BEAUTIFUL EXTENDED 1930'S FAMILY HOME  
IMMACULATE CONDITION THROUGHOUT  
LARGE VERSATILE HOME OFFICE/UTILITY ROOM  
GARAGE/WORKSHOP  
LANDSCAPED REAR GARDEN WITH OUTDOOR KITCHEN  
FAR REACHING VIEWS ACROSS THE VALLEY  
RESIN DRIVEWAY FOR UP TO FIVE CARS  
THREE DOUBLE BEDROOMS  
GUEST CLOAKROOM/SHOWER ROOM  
LARGE MODERN KITCHEN/BREAKFAST ROOM**







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### Southfield Road

Approximate Gross Internal Area  
 Ground Floor = 613 sq ft / 57 sq m  
 First Floor = 548 sq ft / 50.9 sq m  
 Garage / Office / Utility Room = 285 sq ft / 26.5 sq m  
 Total = 1446 sq ft / 134.4 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.

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