



34 Hithercroft Road, Downley, High Wycombe, Buckinghamshire, HP13 5LS

Offered to the market with NO ONWARD CHAIN, this well presented and deceptively spacious, four/five bedroom semi detached house has been thoughtfully extended to create a wonderful family home. The property benefits from a garage conversion, providing flexible additional living space that can be used as a second reception room, home office or fifth bedroom.

A particular highlight is the substantial, fully insulated detached garden studio, complete with power and lighting. Currently used as a home office and occasional guest room by the present owners, this versatile space is perfect for those working from home or seeking a hobby room, gym or studio space.

The accommodation comprises; entrance hall, spacious open plan modern fitted kitchen/dining room, garden room/snug area, cosy living room with a log-burning stove, guest cloakroom/shower room, utility room, and versatile second lounge/fifth bedroom on the ground floor. The first floor offers three well proportioned bedrooms and a contemporary four piece family bathroom, while the second floor features an impressive spacious double bedroom enjoying attractive views over the rear garden.

Externally, the property boasts a generous enclosed rear garden with the detached garden studio, a storage shed, and driveway parking for two vehicles. Further benefits include gas central heating and UPVC double glazing throughout.

Ideally located in the highly sought after village of Downley, the property is within walking distance of the picturesque Downley Common and surrounding ancient woodland, as well as a range of local amenities including shops, supermarkets and the popular Le De Spencer Arms pub/restaurant. Families are particularly well served, with the property falling within catchment for High Wycombe's renowned



NO ONWARD CHAIN
DETACHED INSULATED GARDEN STUDIO
FOUR/FIVE BEDROOM FAMILY HOME
GARAGE CONVERSION
OPEN PLAN KITCHEN/DINER
LOG-BURNING STOVE
HOME OFFICE POTENTIAL
DRIVEWAY PARKING FOR TWO CARS
WALK TO DOWNLEY COMMON
SOUGHT-AFTER LOCATION







Hithercroft Road

Approximate Gross Internal Area
 Ground Floor = 771 sq ft / 71.6 sq m
 First Floor = 448 sq ft / 41.6 sq m
 Second Floor = 233 sq ft / 21.7 sq m
 Garden Studio = 88 sq ft / 8.2 sq m
 Total = 1540 sq ft / 143.1 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.

Hursts Estate Agents

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