



33 Hillfield Close, High Wycombe, Buckinghamshire, HP13 5NA - £575,000

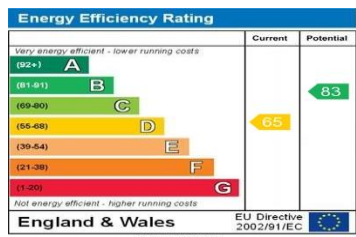
We are delighted to offer for sale this extended three bedroom semi detached house with the addition of an attached self-contained two-bedroom annexe.

Entrance Porch | Lounge With Open Fire | Dining Room | Study Area | Kitchen | Rear Lobby | Cloakroom | Three First Floor Bedrooms | Family Bathroom | Separate Self Contained Annexe With own Entrance Or Accessed From The House And Comprising Lounge/Dining Room | Modern Fitted Kitchen | First Floor Landing | Two Bedrooms | Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Driveway Parking | Highly Regarded Residential Area | Catchment For Downley School | Ideal For Growing Family Or Elderly Relatives | Enclosed Rear Garden | To Be Sold With No Upper Chain | Good order Throughout | We Hold Keys For Early Viewing

We are delighted to offer for sale this extended three-bedroom semi-detached house with the addition of an attached self-contained two-bedroom annexe. The property is located in a highly regarded residential location in Downley village and in catchment for the highly regarded Downley School. Having been much improved by the current owners, the property is heated by gas central heating to radiators, has double glazed windows, well-proportioned and well-presented accommodation, a modern kitchen, cloakroom and bathroom as well as private rear garden and driveway parking. Using the same services the annexe has a lounge, open plan kitchen, two bedrooms plus bathroom on the first floor and can be accessed from the main house or by its own entrance. To be sold with no upper chain we hold keys for early viewing.

Price... £575,000

Freehold



LOCATION

In a quiet cul-de-sac approximately 1.5 miles west of High Wycombe centre which provides 25-minute London trains as well as direct links to Oxford and Birmingham. A short drive from the A40 and 5 to 10 minutes from the M40 junction 4. Buses to town operate nearby with its extensive shopping and leisure facilities. Downley provides local shops which are a few minutes' walk. The property is close to Downley Common with countryside walks and is also within catchment for desirable schooling.



DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and on reaching the first set of traffic lights turn right into The Pastures. Ascend the hill continuing for some distance and on entering Downley, Hillfield Close will be found on the right. The property will be found on your right-hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



HILLFIELD CLOSE, DOWNLEY, HP13 5NA
APPROX. GROSS INTERNAL FLOOR AREA 173 SQ M / 1861 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

