

Southfield Road, Downley, High Wycombe, Buckinghamshire, HP13 5LD



*A spacious and well-kept semi-detached family home on the borders of Downley.*

| Entrance Hall | Living Room | Study | Conservatory | Kitchen | Three Bedrooms | Bathroom | Gas Central Heating | Double Glazing | Rear Gardens With Large Workshop/Home Office | Off Road Parking |

A traditional semi-detached home that offers spacious accommodation and has a good size south facing rear garden. Situated in a private road within easy reach of both local and town centre amenities. The property comprises; to the ground floor, entrance hall, living room with fireplace, study, conservatory with double doors to rear garden, a refitted kitchen with integrated appliances. To the first floor, three bedrooms and bathroom with separate WC. To the outside, at the front, hard standing provides off road parking for several vehicles, with gated side access to the rear with patio terrace extending to lawn with garden shed and home office/workshop.



**Price... £415,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





## LOCATION

Located in a private road on the borders of Downley Village close to local shops, and highly regarded schools. Convenient for High Wycombe town centre and all of its amenities including; mainline railway station, large supermarkets, department stores, restaurants, hospital, cinema and bowling alley. Close to Hughenden Park, Hughenden Manor and the National Trust village of West Wycombe.



## DIRECTIONS

From the High Wycombe office of Wye Residential proceed down Crendon Street and follow the road around to the left and then right onto the A40. At the first mini-roundabout turn right, left at the next and then right again, passing the fire station on the right-hand side. At the roundabout continue straight over into Oxford Road and straight again through two sets of traffic lights to continue along West Wycombe Road. Continue through two more sets of lights and at the third turn right into Plomer Hill. Take the first right into Southfield Road and right again on to the private road of Southfield Road where the property can be found on the right-hand side.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

C

### MORTGAGE

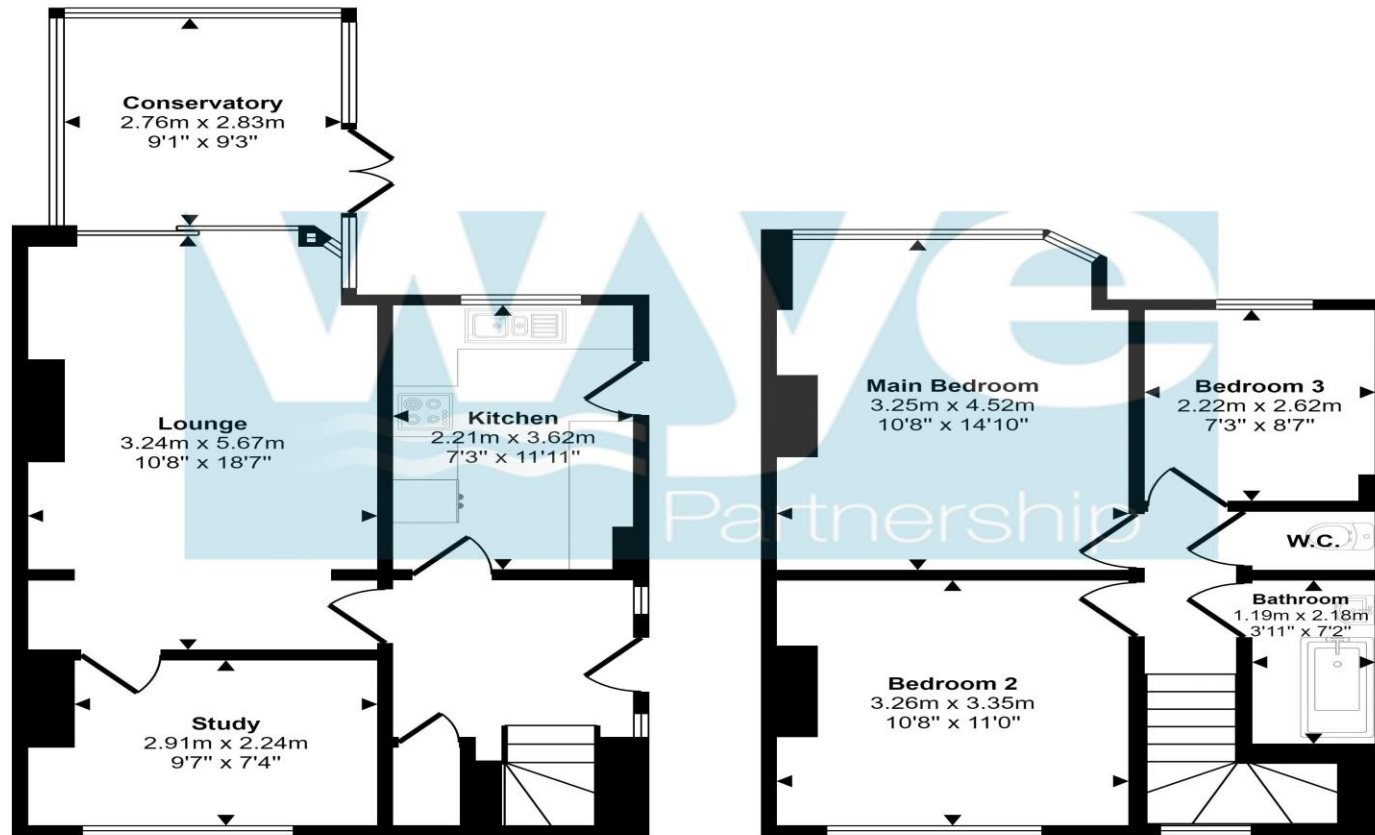
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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





Approx Gross Internal Area  
94 sq m / 1009 sq ft



Ground Floor  
Approx 52 sq m / 558 sq ft

First Floor  
Approx 42 sq m / 451 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

The **wye** Partnership