

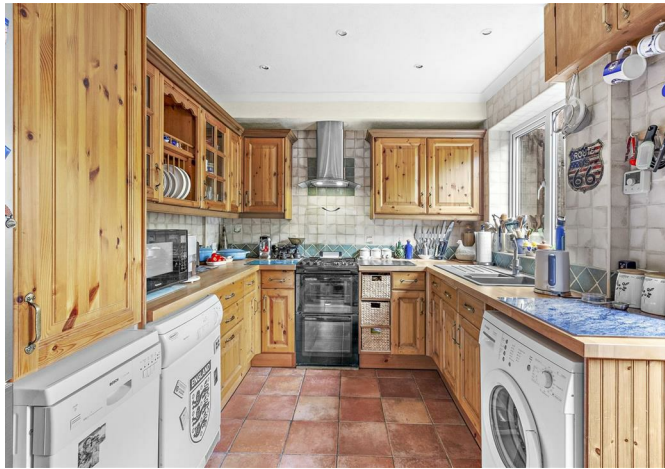


FORD & PARTNERS

— ESTATE AGENTS —

Southfield Road High Wycombe HP13 5JZ





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**Guide price £425,000**

A delightful bay-fronted semi-detached home, set along a sought-after residential street in Downley.

Offered to the market for the first time in 38 years, this well-loved home presents an exciting opportunity to create a superb family residence, with excellent scope for extension or loft conversion (STPP).



## Description

Upon entering, you are welcomed into a central hallway, with stairs rising to the first floor and a convenient cloakroom to the right. To the left, a generous sitting and dining room extends across the full width of the house, while a spacious separate kitchen enjoys direct access to the rear garden via patio doors.

Upstairs, the property offers three bedrooms alongside a family bathroom and separate WC.

The rear garden is a true highlight - beautifully landscaped with a mix of entertaining patio, lawn, and mature flower beds, offering an idyllic outdoor retreat.

Additional benefits include gas central heating, UPVC double glazing throughout, ample loft storage, and a driveway providing parking for two vehicles.

## Situation

Nestled on the edge of the Chiltern Hills, Downley is a charming and sought-after village suburb located just northwest of High Wycombe in Buckinghamshire. Known for its strong sense of community, green spaces, and semi-rural feel, Downley offers a perfect blend of countryside tranquillity and town convenience.

The area is characterized by its village atmosphere, with a central common (Downley Common) offering open fields, woodland walks, and stunning views over the surrounding Chilterns. This makes it a favourite spot for families, dog walkers, and nature enthusiasts. The nearby National Trust woodlands add to the appeal for outdoor activities.

For families, Downley is well-regarded for its good local schools, such as The Downley School and access to selective grammar schools in the wider High Wycombe area. The area is also conveniently located for commuters, with High Wycombe railway station offering direct links to London Marylebone in under 30 minutes and easy access to the M40 motorway.

Overall, Downley is ideal for those looking for a peaceful yet connected lifestyle - where countryside walks, a welcoming community, and convenient transport links come together.





**Southfield Road, HP13 5JZ**  
Approximate Gross Internal Area  
Ground Floor = 414 sq ft / 38.5 sq m  
First Floor = 394 sq ft / 36.6 sq m  
Total = 808 sq ft / 75.1 sq m

CH 2.47 = Ceiling Height


**Ground Floor**

**First Floor**

Floor Plan produced for Ford & Partners 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.

### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>70</p>	<p>77</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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