



**20 Southfield Road, Downley**

Offers in Region of **£390,000**



# 20 Southfield Road

Downley, High Wycombe

- A Traditional Semi-Detached Home In A Popular Location
- Requiring Modernisation And Improvement Throughout
- Open Plan Ground Floor Accommodation
- Kitchen/Family Room, Dining Room, Conservatory/Lean To
- Three First Floor Bedrooms, Bathroom With Separate WC
- Potential For Off Road Parking + Outside Storage
- Good Size Rear Gardens
- Within Easy Reach Of Local Amenities And Countryside

Downley village is within easy reach and has a good range of amenities including a Co-Op local. High Wycombe Town Centre is a short drive or bus ride away with its bustling Old Town and Eden Shopping Complex with high street stores, restaurants and cinema/bowling complex. Wycombe Swan Theatre hosts quality shows, concerts and comedians. The mainline train station provides regular fast service to London Marylebone, Birmingham and Oxford with the M40 being easily accessible via Junction 4. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

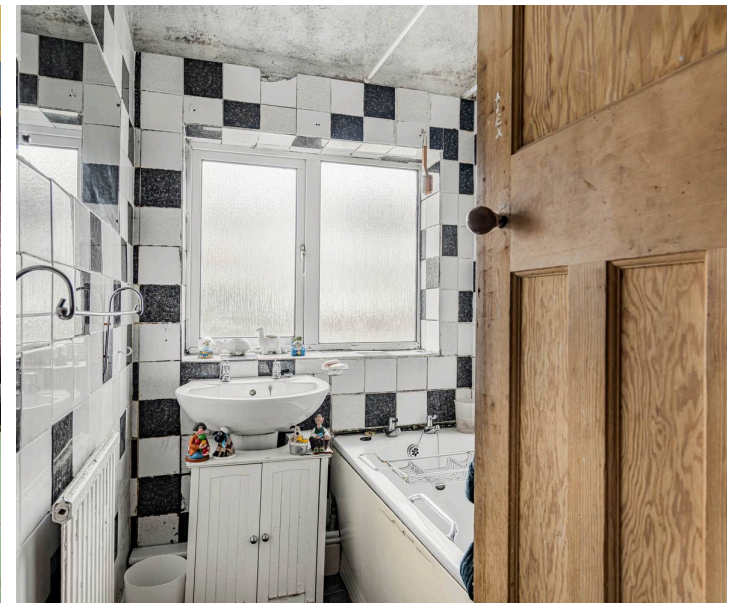




## 20 Southfield Road

Downley, High Wycombe

This traditional three bedroom semi-detached house is situated in a popular residential location, offering excellent potential for those seeking a home to renovate and personalise. Requiring modernisation and improvement throughout, the property features spacious open plan ground floor accommodation, including a kitchen/family room, dining room, and a lean to, providing flexible living and entertaining spaces. Upstairs, there are three bedrooms, a family bathroom, and a separate WC. The property has potential for off road parking (subject to the normal permissions) and benefits from outside storage. Located within easy reach of local amenities and surrounding countryside, this home presents a fantastic opportunity for buyers looking to create their ideal living space in a popular area.



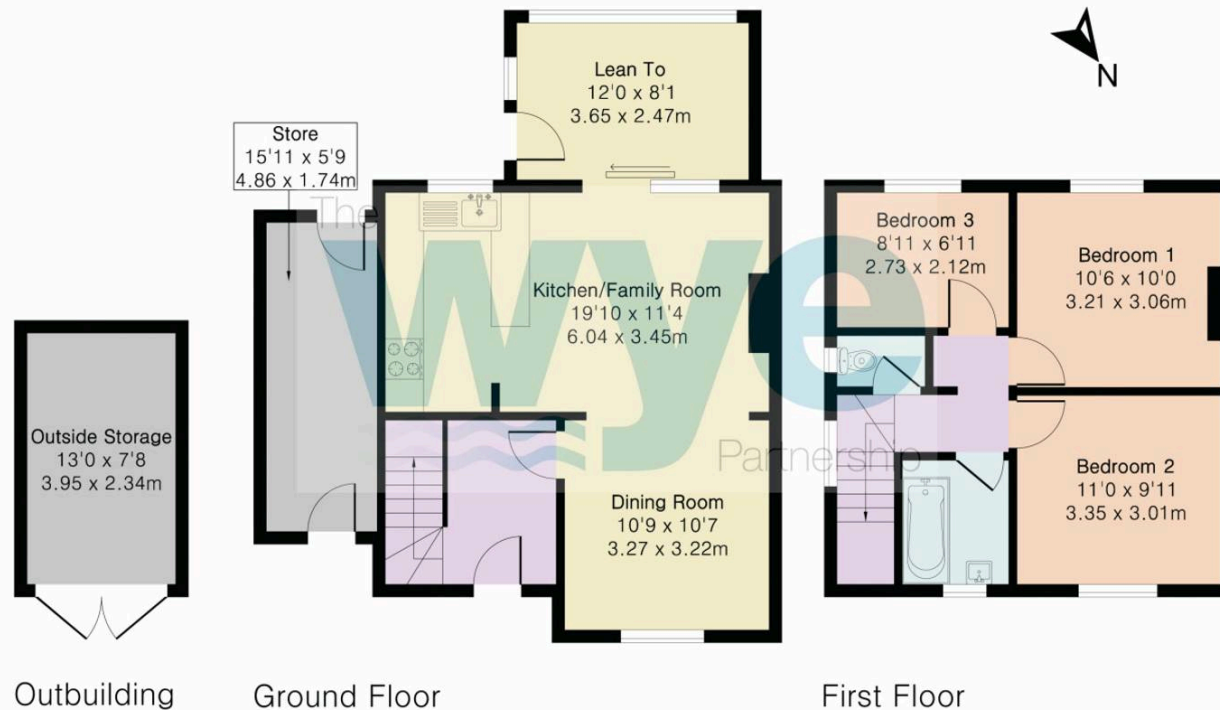


**Approximate Gross Internal Area 1028 sq ft - 95 sq m  
(Excluding Outbuilding)**

Ground Floor Area 628 sq ft – 58 sq m

First Floor Area 400 sq ft – 37 sq m

Outbuilding Area 99 sq ft – 9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

## The Wye Partnership High Wycombe

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