



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

Asking Price | £480,000

Property Features

- Extended semi-detached family home
- Bonus loft room currently used as a 4th bedroom (no formal permissions)
- Living room with stunning feature fireplace
- Generous, private rear garden enclosed by fencing
- Dining Room/Family Room
- Large summer house ideal for home working or hobbies
- Modern kitchen with space for appliances
- Off-street parking and excellent access to the M40
- Three good-sized first-floor bedrooms
- EPC 60D / Council Tax Band D

Full Description

Located in the highly desirable village of Downley, this beautifully presented and extended three-bedroom semi-detached home offers the perfect blend of character, comfort and contemporary living. Positioned in a peaceful residential setting and surrounded by the Chilterns countryside, the home provides generous living space, modern updates, and exceptional versatility—ideal for families, commuters and those seeking a village lifestyle with excellent connectivity.

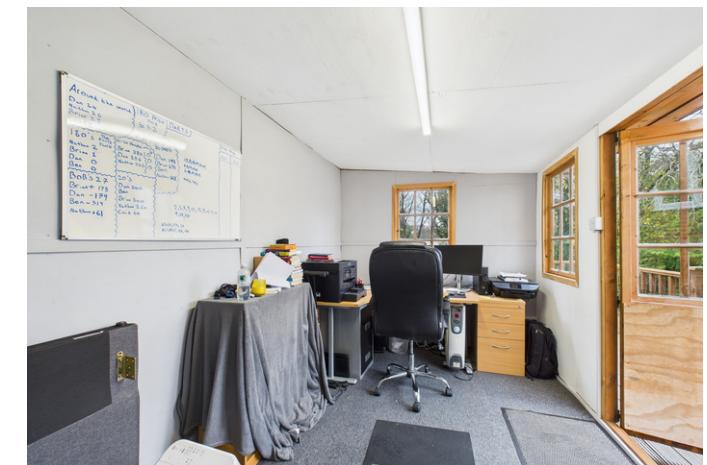
Upon entering, a welcoming hallway sets an inviting tone, leading into the heart of the home. The modern galley kitchen is a standout feature, tastefully designed with sleek cabinetry, ample worktop space and quality fixtures with space for appliances. A useful lobby area to the rear provides additional storage and convenient access to the garden, making day-to-day living wonderfully practical.

The ground floor further benefits from a spacious lounge, complete with an attractive open fireplace and a lovely bay window framing views over the rear garden—an ideal setting for relaxation or entertaining. Adjacent is the generous second reception room, currently arranged as a dining area but perfectly suited as a playroom, study, or multi-purpose family space, offering great flexibility for evolving household needs. Completing the downstairs accommodation is a handy WC, adding further practicality.

Upstairs, the property offers three well-sized bedrooms, all served by a contemporary family bathroom finished to a high standard. The home also boasts a bonus loft room currently used as a bedroom and for storage, providing valuable additional space that enhances the property's adaptability. Buyers should note that this room does not benefit from the relevant permissions for formal use as a bedroom.

Externally, the home enjoys a generous private garden, well laid out for both relaxation and entertaining. There are decking and patio areas ideal for outdoor dining, along with a sizeable summerhouse equipped with light and power—currently used as a home office and gym, creating an excellent retreat or workspace. The remainder of the garden is laid to lawn and includes a practical storage shed. To the front, the property provides ample driveway parking for multiple vehicles, a rare and highly sought-after benefit in this location.







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements