



53 Westover Road, High Wycombe, Buckinghamshire, HP13 5HX - £425,000

## Semi detached home requiring general updating/improvement in sought after private road location.

| Attractive Semi Detached Home | Quiet, Private Road Location in Downley  
Overlooking Small Green | General Modernisation/Updating Required |  
Reception Hall | Lounge/Dining Room | Kitchen | Landing | Three Bedrooms  
| Bathroom | Gas Central Heating | Garage and Driveway | Large Rear Garden  
| Ample Scope for Improvement | Viewing Recommended |

We are delighted to offer this attractive semi detached property, which is situated in a highly sought after, private road location in Downley. The property is in need of general updating and modernisation but has plenty of scope for improvement and extension, subject to the usual planning regulations. There is an entrance hall, through lounge/dining room, kitchen, three bedrooms and bathroom. There is a garage to the side, approached by a driveway providing off-street parking and a large garden to the rear, the property overlooks a small green to the front. Viewing strongly recommended.

# Price... £425,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		77
D	(55-68)	56	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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### LOCATION

A short walk to Downley Village, close to 'The Common' local shops, public houses and highly regarded schools. Convenient also for High Wycombe town centre and a whole host of amenities to include mainline railway station (with 25-minute trains to London), large supermarkets, department stores, restaurants, hospital, cinema and bowling alley. The renowned Hughenden Park, Hughenden Manor and the National Trust village of West Wycombe are all close by.



### DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road, pass through the first major set of traffic lights and continue for approximately 1 mile until reaching the second major set of traffic lights, turning right into Plomer Hill. Take the second turning on the left as you start to ascend the hill and continue to the top of the road bearing left at the small green and the property will be found on the left.



### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band D

#### EPC RATING

D

#### MORTGAGE

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



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*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.*

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**WESTOVER ROAD, DOWNLEY, HIGH WYCOMBE, HP13 5HX**  
**APPROX. GROSS INTERNAL FLOOR AREA 82 SQ M / 882 SQ FT**  
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

