



Ellsworth Road, High Wycombe, Buckinghamshire, HP11 2TU

We are delighted to offer the opportunity to purchase a unique extended three bedroom semi detached bungalow with a self-contained two-bedroom two-bathroom guest/granny barn conversion.

Covered Porch | Large Entrance Hall | Excellent Size Lounge | Modern Fitted Kitchen | Three Bedrooms | Two Bathrooms(One Ensuite) | Gas Central Heating To Radiators | Double Glazed Windows | Good Condition Throughout | Large Level Rear Gardens | Self Contained Annexe In Barn Conversion Comprising | Good Size Lounge | Modern Fitted Kitchen | Two Bedrooms | Two Bathrooms | Gas Central Heating To Radiators | Double Glazing | Ideal Granny/Teenage/ Home Office Annexe | Ample Driveway Parking | Highly Regarded Residential Location | A Unique Property That Must be Seen Internally |



We are delighted to offer the opportunity to purchase a unique extended three bedroom semi detached bungalow with a self-contained two-bedroom two-bathroom guest/granny barn conversion. Situated at the head of a highly sought after cul de sac location in an area known locally as The Poets, the property is heated by gas central heating to radiators, has double glazed windows, three good size bedrooms, two bathrooms, a lovely size lounge and kitchen. The self-contained annexe has its own entrance and has good size accommodation with lounge, kitchen two bedrooms and two bathrooms, all presented in excellent order. Externally the gardens are level and of excellent size and the driveway parking has ample parking for numerous cars. This really is a must-see property for someone looking for a unique family home, a work from home or investment, early viewing advised.

Price... £650,000

Freehold

Energy Efficiency Rating		Current	Potential
<small>Many energy efficient - lower running costs</small> (92+) A			
<small>(81-91)</small> B			
<small>(69-80)</small> C			
<small>(55-68)</small> D			
<small>(39-54)</small> E			
<small>(21-38)</small> F			
<small>(1-20)</small> G			
<small>Not energy efficient - higher running costs</small>			
		8.3	8.4
<small>EU Directive 2002/91/EC</small> England & Wales		<small>EU Directive 2002/91/EC</small>	
<small>WWW.EPCAU.COM</small>			



LOCATION

Ellsworth Road is part of a particularly pleasant residential area off Marlow Hill. The area known as 'Poets Corner'. High Wycombe centre and train station are within easy reach providing extensive facilities and 25-minute London trains as well as direct links to Oxford and Birmingham. High Wycombe Hospital in addition to well-regarded schools that include Wycombe High School for girls and John Hampden for boys are close by. Junction 4 of the M40 is a 5-minute drive.



DIRECTIONS

From the M40 proceed down Marlow Hill towards High Wycombe town centre, turn left at the mini roundabout and proceed along Queen Alexandra Road continuing into Suffield Road. At the T junction turn left into Desborough Avenue, ascend the hill turning left into Carver Hill Road. Proceed up the hill and at the top turn right in to Ellsworth Road where number 44 can be found at the end of the cul-de-sac.



ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

MORTGAGE

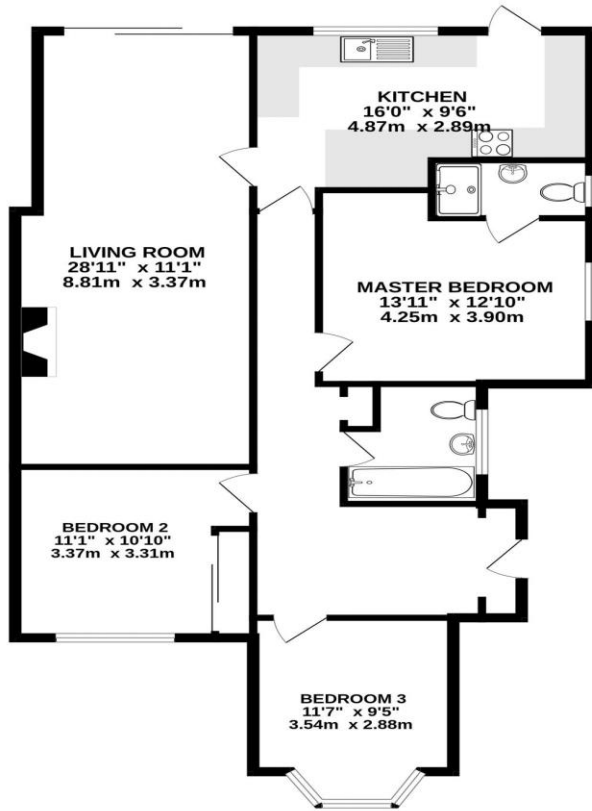
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



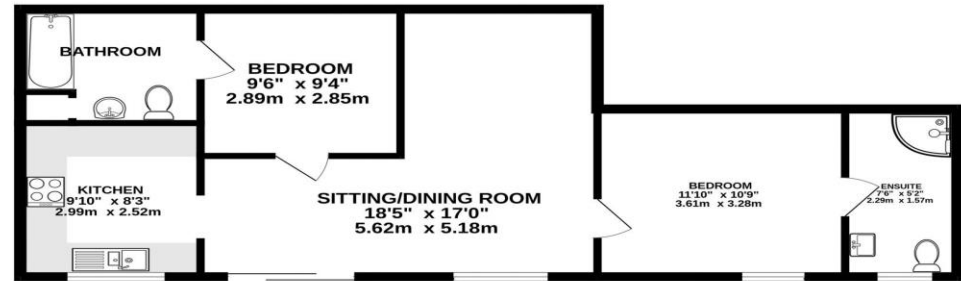
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
1064 sq.ft. (98.8 sq.m.) approx.



ANNEX
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership