



Carver Hill Road, High Wycombe, Buckinghamshire, HP11 2TY

An attractive detached house with a good size rear garden situated in a popular location convenient to the town centre.

| Attractive Detached Family Home | Overhung Porch | Entrance Hall | Cloakroom
 | Living Room | Re-Fitted Kitchen/Diner | Conservatory | Landing | Three Bedrooms
 | Bathroom With Separate Shower Cubicle | Gas C/H | Double Glazing | Off Road
 Parking | Garden Room (Formerly Garage) | Good Size Rear Gardens | Internal
 Inspection Strongly Recommended |

A beautifully presented bay fronted detached family home which has been carefully improved by the current owners and is offered for sale in excellent decorative order throughout. Situated in a popular location within a easy reach of comprehensive facilities in the town centre and a short distance of junction 4 of the M40. To the ground floor accommodation comprises; entrance hall, cloakroom, bay fronted living room with ornamental fireplace, a well fitted modern kitchen/dining room with door to the garden and double doors to a large conservatory also giving access to the rear garden. To the first-floor landing, three bedrooms and modern bathroom with separate shower room. The property is double glazed throughout and is served by gas heating to radiators. To the outside the driveway provides off road parking with gates at the side leading to the rear garden. The garage has been converted, is insulated and has flexible use as an office/gym. The remainder of the rear garden is predominantly laid to lawn and of good size.

Price... £575,000

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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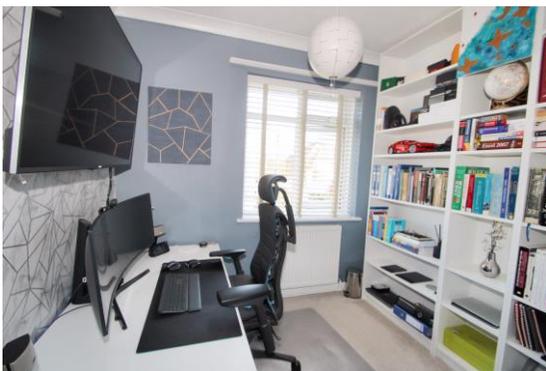
LOCATION

Situated in a sought-after residential location within easy reach of the town centre with a wide array of shopping facilities and mainline rail link to London Marylebone, Oxford and Birmingham. Access to M40 at Junction 4 is less than a mile away as is the Handy Cross Hub, Cinema Complex and Major Supermarkets. Wycombe High for Girls and John Hampden Grammar for Boys is just a short walk from the property.



DIRECTIONS

From the multi roundabout system in High Wycombe, 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 where number 4 can be found on right-hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

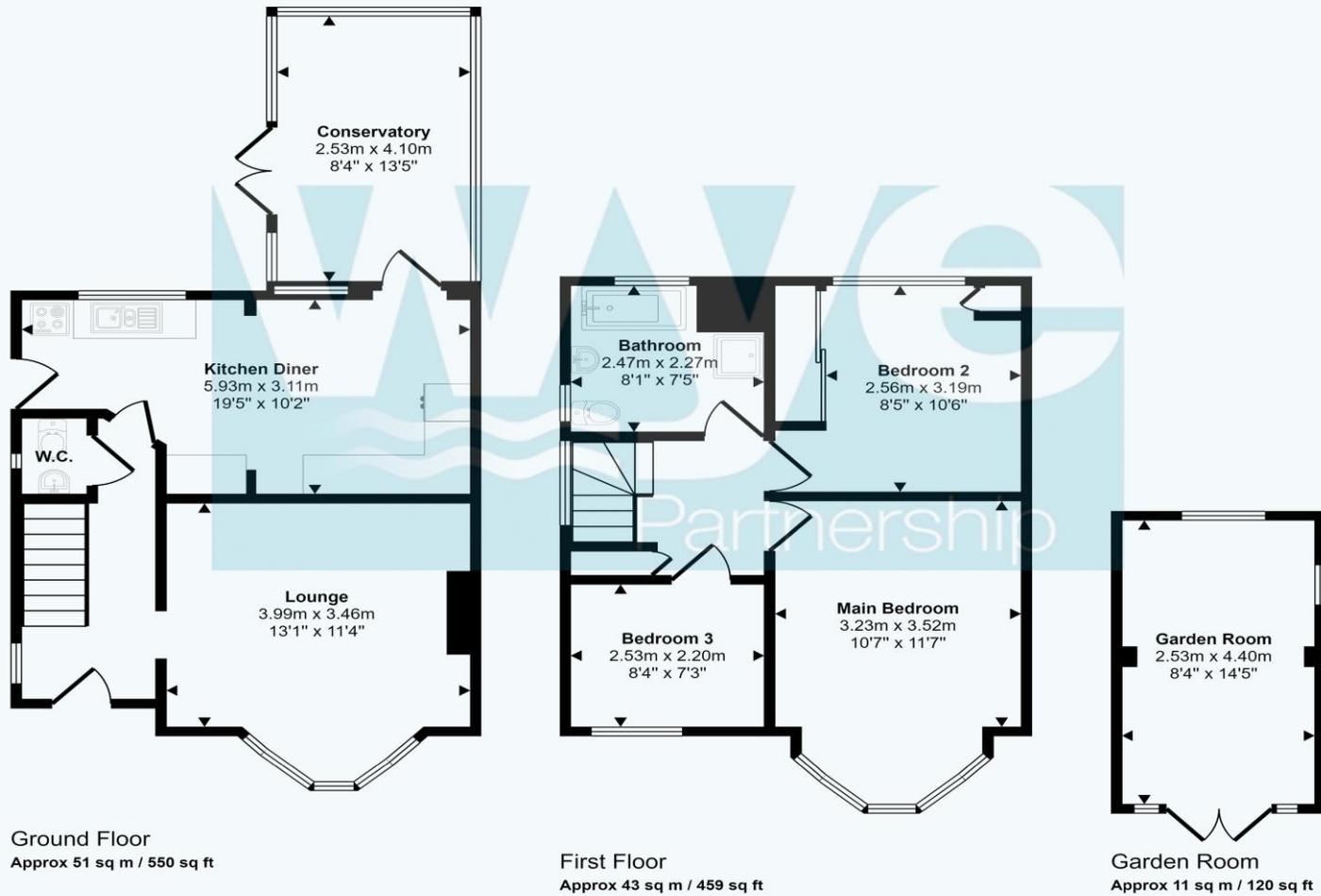
MORTGAGE

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.

Approx Gross Internal Area
105 sq m / 1129 sq ft



Ground Floor
Approx 51 sq m / 550 sq ft

First Floor
Approx 43 sq m / 459 sq ft

Garden Room
Approx 11 sq m / 120 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership