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ESTATE AGENTS

50 Trinity Circle, High Wycombe, HP11 1FD



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£625,000

A stunning four-bedroom, two-bathroom semi-detached home nestled in the sought-after Pine Trees development. This exquisite residence features an 'L-shaped' kitchen dining area that opens up to a beautifully manicured rear garden.

Description

Upon entering through the front door, you are greeted by a spacious central hallway, with the staircase to your left. To the right, the hallway leads to a separate sitting room with picturesque views of the wood/parkland at the front. The hallway also provides access to a convenient cloakroom and an impressive open-plan kitchen and dining area.

Upstairs, the first floor accommodates four bedrooms and a family bathroom. The principal bedroom includes an ensuite shower room and offers delightful views of the woodland or parkland in front.

The property is enhanced by both front and rear gardens. The rear garden, primarily laid to lawn, features a patio area perfect for entertaining, a shed located behind the garage, outdoor plug sockets, and a tap.

Additional highlights include gas central heating, UPVC double glazing, boarded loft storage, driveway parking for three cars, and a double-length garage with side access to the rear garden.



Situation

Located in a highly desirable area of High Wycombe, this property is within easy reach of several local schools, including the prestigious Wycombe High School and John Hampden Grammar School, as well as renowned primary schools. Junction 4 of the M40 and High Wycombe train station are a short drive away, and the local infant and junior school are within walking distance. Nearby amenities and bus routes add to the convenience. An internal inspection of this remarkable property is highly recommended.



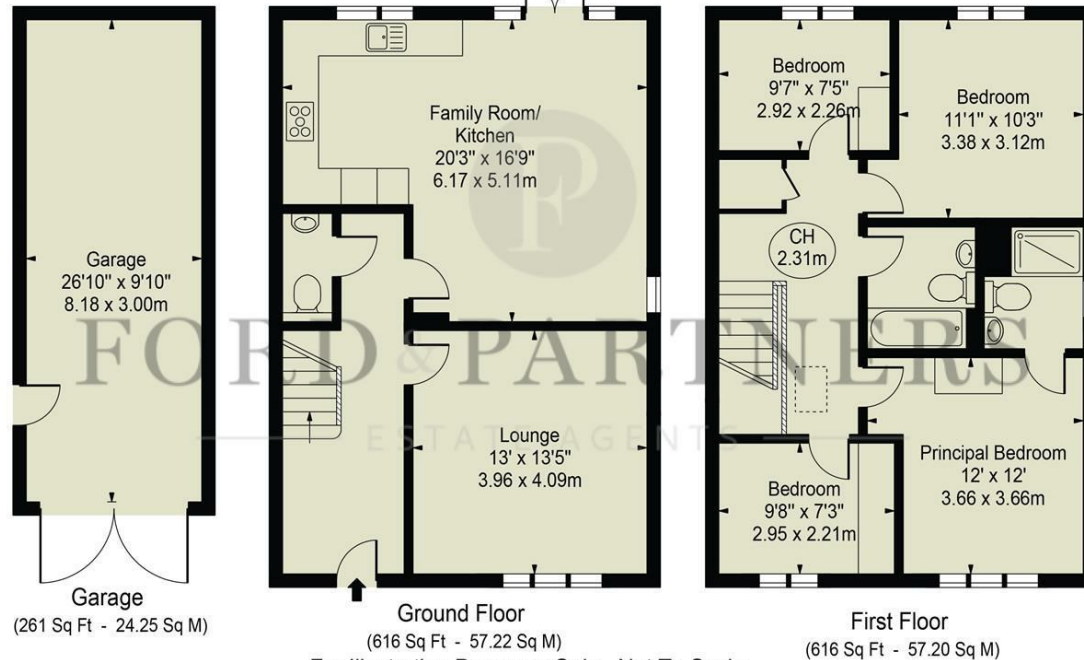
Floor Plans

Trinity Circle

Approx. Gross Internal Area 1232 Sq Ft - 114.46 Sq M

(Excluding Garage)

Approx. Gross Internal Area Of Garage 264 Sq Ft - 24.54 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

Area Map



Energy Performance Graph

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (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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