



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

We are delighted to offer for sale this substantial extended four-bedroom detached house situated in the highly regarded area known locally as The Poets.

Entrance Porch | Entrance Hall | Ground Floor Cloakroom | Large L Shaped Lounge/Dining Room | Modern Contemporary Fitted Kitchen | First Floor Landing | Four Good Size Bedrooms With Far Reaching Views To The Rear | Refitted Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Sun Terrace To Rear With Far Reaching Views | Good Size Westerly Facing Rear Garden | Large Garage | Additional Driveway Parking To Front | Highly Regarded Road In Popular Residential Area | Walking Distance Of Town | Excellent Condition Throughout | Early Viewing Advised |

We are delighted to offer for sale this substantial extended four-bedroom detached house, situated in the highly regarded area known locally as The Poets. Presented in excellent condition throughout, the property is heated by gas central heating to radiators, has double glazed windows, two reception rooms, a spacious, modern contemporary refitted kitchen, ground floor cloakroom, four good-sized bedrooms and refitted family bathroom. Externally the property sits on a generous plot with a sun terrace to the rear, overlooking the west facing rear garden with far reaching views beyond. To the front is a good size garage with additional driveway parking. Located in walking distance of the town in this quiet popular residential road we recommend early viewing.

Price... £650,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
England & Wales	EU Directive 2002/91/EC	
	www.epc4u.com	



LOCATION

Situated in a sought-after residential location within walking distance 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 High Wycombe town centre proceed along Queen Alexandra Road which becomes Suffield Road. At the end of the road turn left to ascend Desborough Avenue and take the first turning on the left into Carver Hill Road. As the road bends round to the left the property can be found on the left-hand side, identified by a Wye Residential for sale board.



ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

D

MORTGAGE

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

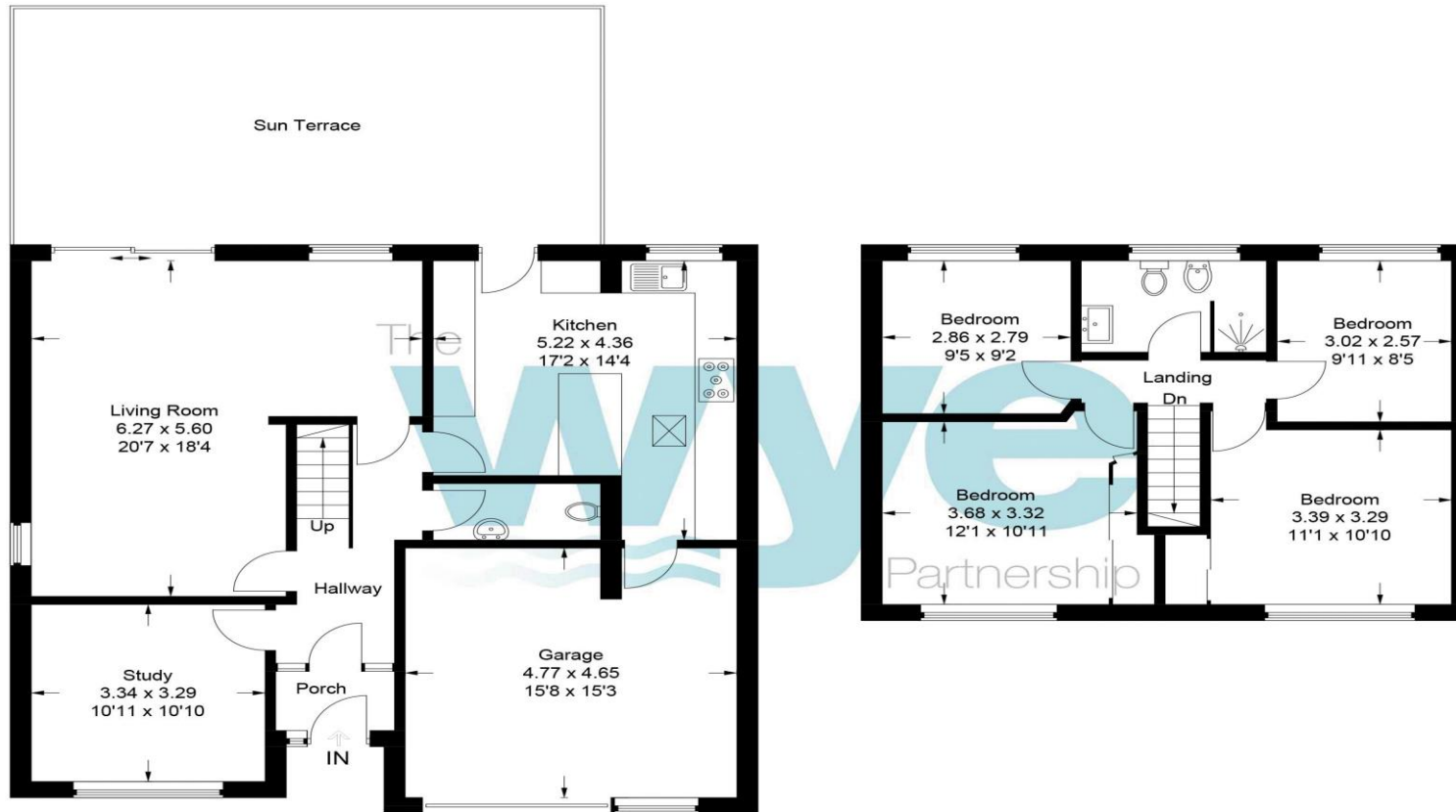


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



91 Carver Hill Road

Approximate Gross Internal Area
Ground Floor = 98.1 sq m / 1,056 sq ft
First Floor = 52.2 sq m / 562 sq ft
Total = 150.3 sq m / 1,618 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership