



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

We are delighted to offer for sale this traditional bay fronted three bedroom semi detached house situated in a much sought after area known locally as The Poets.

Covered Porch | Entrance Hall | Lounge | Separate Dining Room | Fitted Kitchen | First Floor Landing | Three Bedrooms | Family Bathroom | Separate Night Cloakroom | Enclosed Rear Garden | Garage | Additional Driveway Parking | Gas Central Heating To Radiators | Double Glazed Windows | Far Reaching Views To Rear | Highly Regarded Area Within Walking Distance Of Boys And Girls Grammar Schools | Room For Extension To Side Subject To Planning |

We are delighted to offer for sale this traditional bay fronted three bedroom semi detached house, situated in a much sought after area known locally as The Poets. The property is heated by gas central heating to radiators, has double glazed windows, two reception rooms, fitted kitchen with three bedrooms and family bathroom on the first floor. Externally the rear garden is enclosed and well maintained, with the front garden being open plan with a garage plus additional driveway parking to the side. There is ample room for an extension to the side subject to planning. Early viewing of this property is advised as homes in this area rarely remain available for long.

Price... £465,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(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

Carver Hill 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

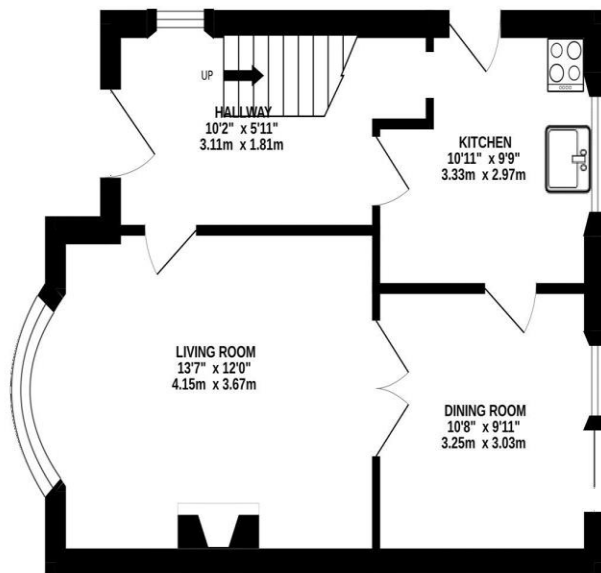
MORTGAGE

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

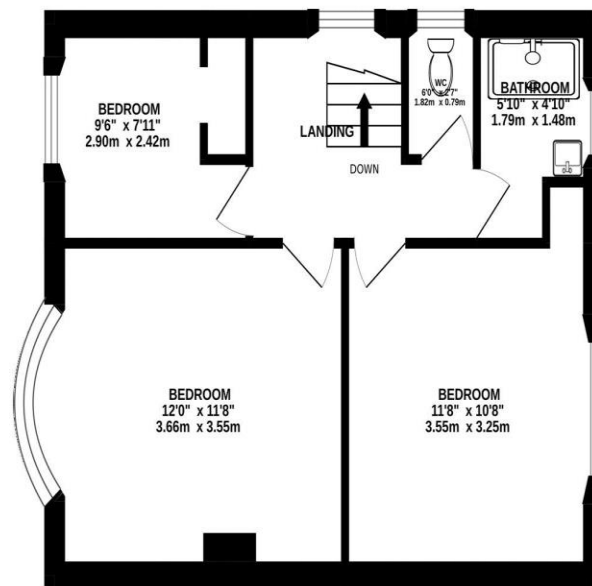
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



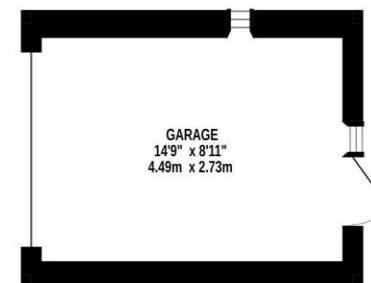
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



FLOOR 1
531 sq.ft. (49.3 sq.m.) approx.



GARAGE
143 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.7 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