



38 Trinity Circle, High Wycombe, Buckinghamshire, HP11 1FD - £650,000

*An exceptional, four bedroom family home situated in a quiet leafy setting, on the edge of this prestigious development.*

| Hallway | Cloakroom | Kitchen/Dining Room With Utility Area | Living Room | Study | Landing | Main Bedroom With En-Suite Shower Room | Three Further Bedrooms | Family Bathroom | Gas Central Heating | Double Glazing | Balance Of NHBC Warranty | Garage And Driveway | Front And Rear Gardens |

Situated on the edge of this prestigious development known as 'Pine Trees', is this most impressive, semi-detached family home. The property is light and airy with quality, easy clean flooring to the ground floor and accommodation comprising of hallway, cloakroom, living room, study, a stunning kitchen/dining room with a number of integrated appliances and utility area with double doors opening to the rear garden. To the first floor, landing with access to large loft space offering potential for extension subject to the relevant permissions. Master bedroom with en-suite shower room and three further bedrooms, plus family bathroom. The property has gas central heating to radiators, double glazing and the balance of a NHBC warranty. To the outside the property enjoys an aspect overlooking woodland. There is an area of lawn to the front with a gate at the side giving access to the rear garden, which has a patio that extends to lawn with a garage and driveway. There are additional parking bays for residents and visitors.

**Price... £650,000**

**Freehold**

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | 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 |           |
| www.epc4u.com                               |   |                         |           |



## LOCATION

Situated North of High Wycombe, this property is situated in a highly sought-after area. A short distance to the M40 and Handy Cross hub with a Leisure Centre and Waitrose. High Wycombe Railway Station provides a fast commute into London as well as direct trains to Oxford and Birmingham. There are large, protected woodlands close by that provide ideal walks and give access to the Rye Park with boating lake and Lido. The property is a short walk from the highly regarded schooling for all ages with John Hampden Grammar School and Wycombe High School only a short distance away. The beautiful town of Marlow is a 10-minute drive away featuring shops, boutiques and highly regarded restaurants.

## DIRECTIONS

From the multi roundabouts in the town centre, proceed up Marlow Hill and just before the first set of traffic lights turn left on to Daws Hill Lane. On reaching the roundabout at the entrance to Pine Trees, take the second exit onto Kennedy Avenue. Continuing on Kennedy Avenue and following the road to the left with the green on your right. Turn left into Kilty Place and then second right into Trinity Circle, where the property can be found on your left, as the road bends to the left, identified by a Wye 'For Sale' board.

## ADDITIONAL INFORMATION

There is an estate charge of £386.81 per annum.

## COUNCIL TAX

Band E

## EPC RATING

B

## MORTGAGE

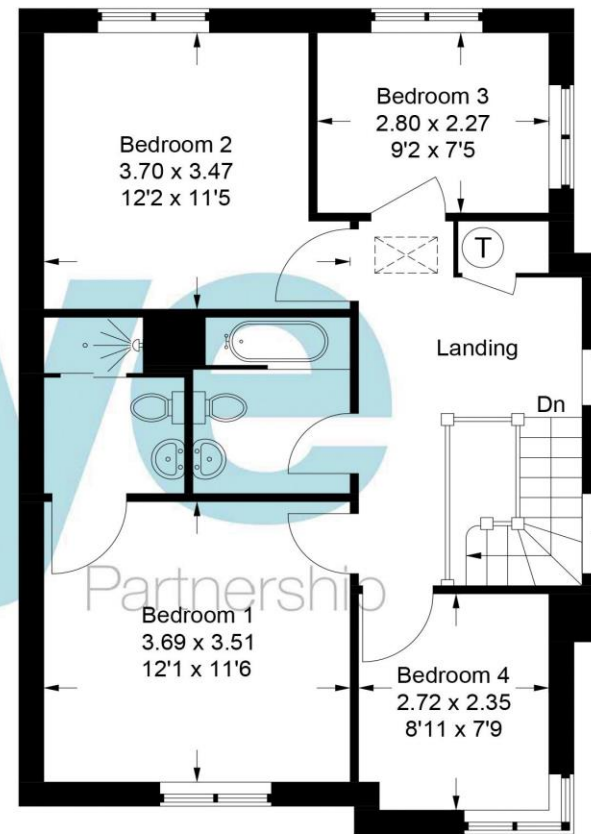
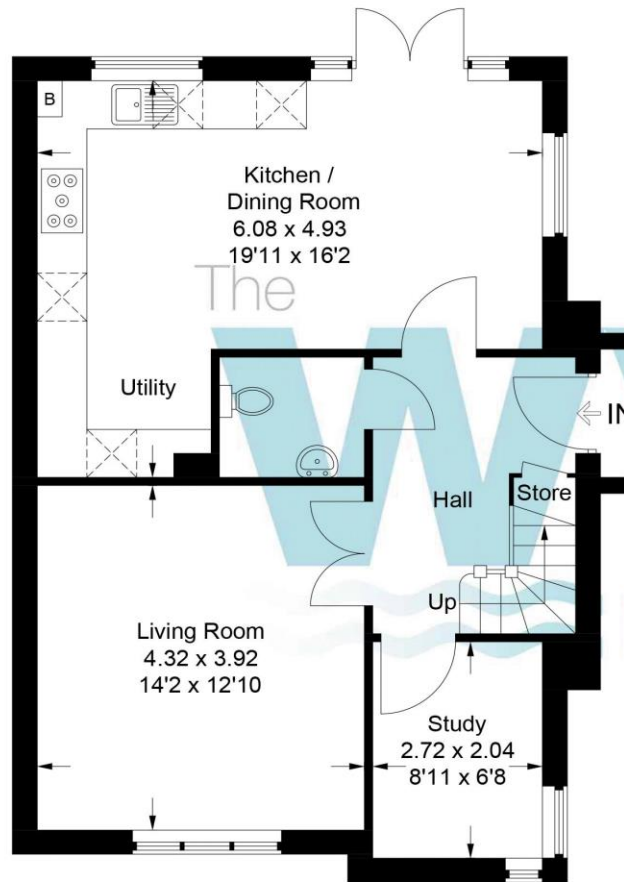
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and*



### 38 Trinity Circle

Approximate Gross Internal Area  
 Ground Floor = 59.5 sq m / 640 sq ft  
 First Floor = 59.3 sq m / 638 sq ft  
 Total = 118.8 sq m / 1,278 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.