



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



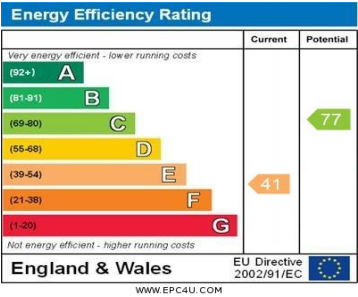
*We are delighted to offer for sale this traditional bay fronted three-bedroom semi detached house located in a prime residential location overlooking a small green.*

Entrance Porch | Entrance Hall | Lounge | Dining Room | Fitted Kitchen | First Floor Landing | Three Bedrooms With Built-In Wardrobes | Family Bathroom | Separate Night Cloakroom | Gas Central Heating To Radiators | Double Glazed Windows | Backing Onto Wycombe High School | In Need Of Updating And Improvement | Stunning 150' Level Rear Garden | Ideal For Extension And Enlargement | Garage | Car Port | Additional Driveway Parking | Overlooking Small Green | Highly Regarded Residential Area | Walking Distance Of Wycombe High School For Girls And John Hampden Grammar School | No Upper Chain | We Hold Keys |

We are delighted to offer for sale this traditional, bay fronted, three-bedroom semi detached house located in a prime residential location overlooking a small green. Now in need of some updating and improvement, the property is heated by gas central heating to radiators and has double glazed windows. The accommodation comprises; entrance porch, entrance hall, fitted kitchen, two reception rooms, three first floor bedrooms and a family bathroom. Externally the property has a fantastic rear level rear garden of approaching 150', garage plus an additional carport and driveway for several cars. The property is ideal for extension and enlargement subject to planning and is located within walking distance and backing onto Wycombe High School For Girls and John Hampden Grammar School. Sold with no upper chain, we hold keys for early viewings.

**Price... £495,000**

**Freehold**





### LOCATION

Situated in a highly regarded residential location which is convenient for the town centre, junction 4 of the M40 motorway and withing walking distance of Wycombe High School and John Hampden Grammar School. There is a choice of facilities either around Handy Cross or within the town centre, which includes supermarkets, cinemas, retail outlets or hospitality/leisure venues. A prime location.

### DIRECTIONS

From the multi roundabouts in the town centre, ascend Marlow Hill and at the top of the hill, filter into the far right lane, pass round the bend at the top and begin to descend the hill. Halfway down turn left into Wordsworth Road and then take the first turning right into Shelley Road. At the end of the road, turn left onto Carver Hill Road, proceed for some distance where the property will be found on the left-hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band D

#### EPC RATING

E

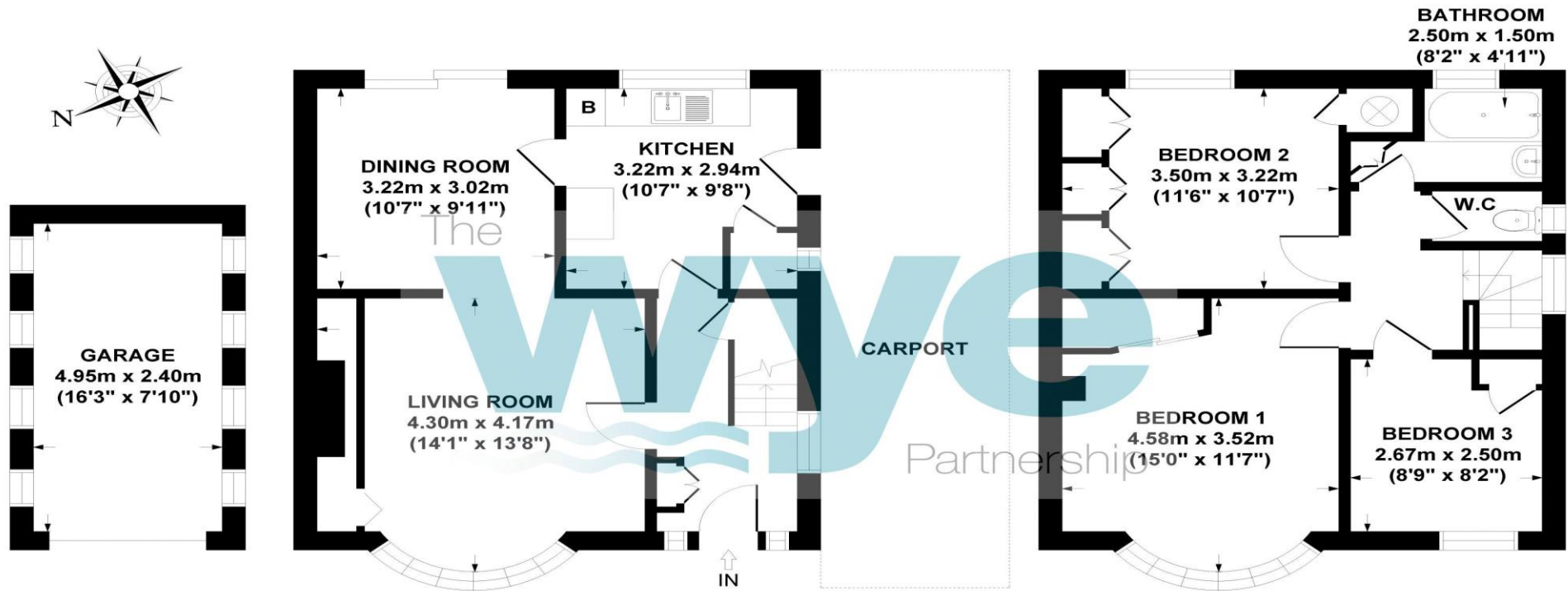
#### MORTGAGE

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.*





**GARAGE**  
GROSS INTERNAL  
FLOOR AREA 12 SQ M / 128 SQ FT

**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 45 SQ M / 480 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 45 SQ M / 480 SQ FT

**CARVER HILL ROAD, HIGH WYCOMBE, HP11 2UA**  
**APPROX. GROSS INTERNAL FLOOR AREA 102 SQ M / 1088 SQ FT**  
**(INCLUDING GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
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The **wye** Partnership