

Ellsworth Road, High Wycombe, Buckinghamshire, HP11 2TU

We are delighted to offer for sale this traditional, bay fronted, three bedroom semi detached house located at the end of a quiet cul de sac in the highly regarded area known locally as The Poets

Entrance Porch | Entrance Hall | Lounge With Fireplace | Separate Dining Room | Fitted Kitchen | First Floor Landing | Three Bedrooms | Family Bathroom | Separate Night Cloakroom | Gas central Heating To Radiators | Double Glazed Windows | Highly Sought After Area Known As The Poets | garage | Level Enclosed Rear Garden | Block paved Driveway Providing Ample Of Road Parking | Short Walk To Boys And Girls Grammar Schools | In Need Of Some Updating And Improvement | We Hold Keys For Early Viewing |

We are delighted to offer for sale this traditional, bay fronted, three bedroom semi detached house, located at the end of a quiet cul de sac in the highly regarded area known locally as The Poets. Requiring a degree of updating, the property is heated by gas central heating to radiators, has double glazed windows, two separate reception rooms, a fitted kitchen, three first floor bedrooms and a family bathroom with separate night cloakroom. Externally the property enjoys a good size level rear garden, garage and large block paved driveway. The area is highly sought-after due to the proximity and walkability to quality local boys and girls grammar schools. We hold keys for early viewings.

Price... £479,500

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		84
C (69-80)	70	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 Ellsworth Road can be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

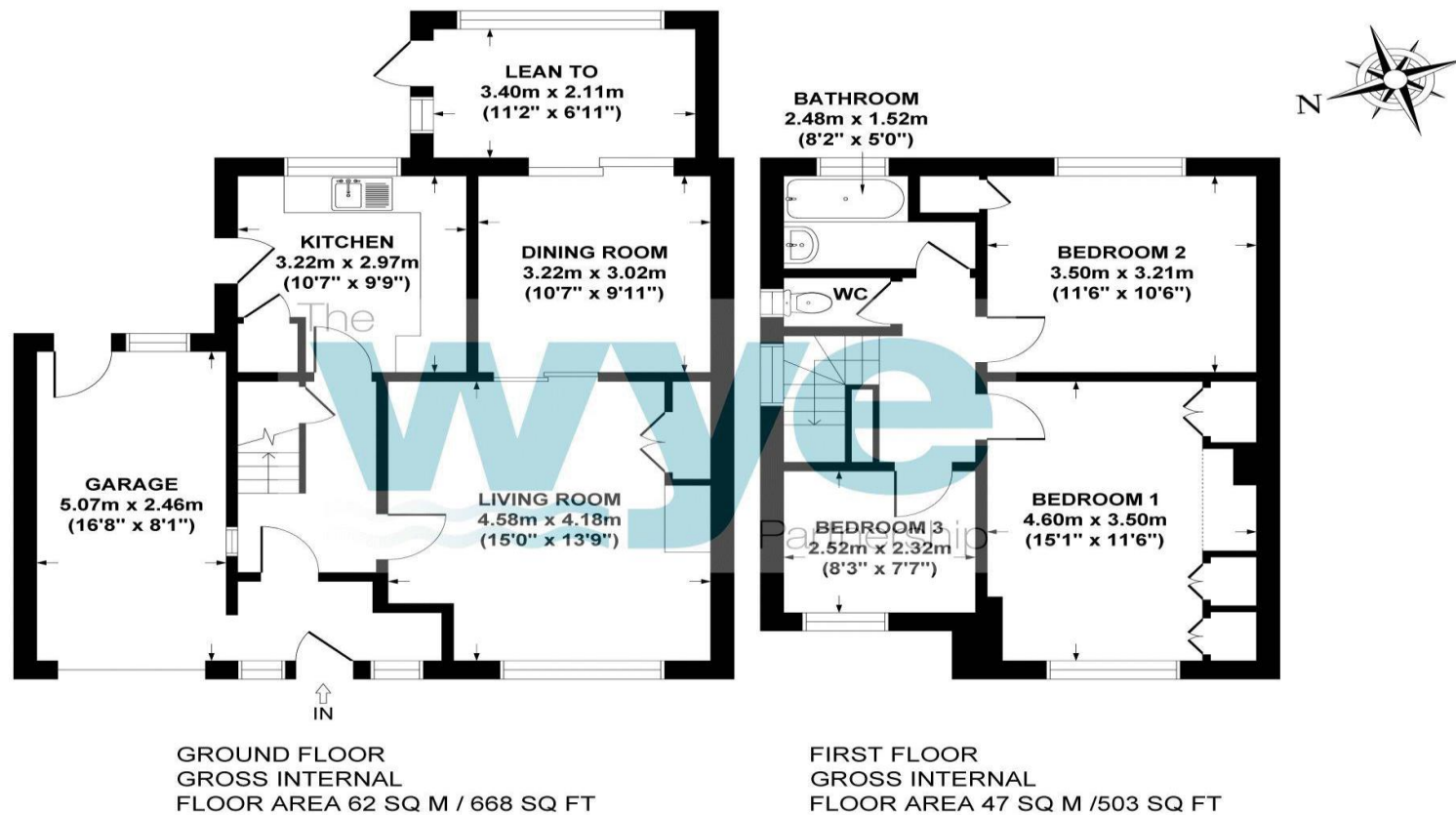
C

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.



ELLSWORTH ROAD, HIGH WYCOMBE, HP11 2TU
APPROX. GROSS INTERNAL FLOOR AREA 109 SQ M / 1171 SQ FT
(INCLUDING GARAGE)
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership