

Trinity Circle, High Wycombe, Buckinghamshire, HP11 1FD

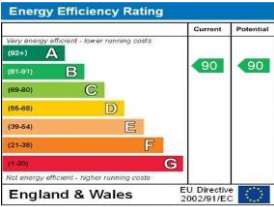
A substantial five-bedroom, three bathroom detached family home with high quality fittings in a quiet and sought-after setting overlooking woodland.

| Stunning Family Home | Hallway | Cloakroom | Open Plan Kitchen/Family Room | Living Room | Playroom | Study | First Floor Landing/Snug | Master Bedroom With En-suite Shower Room | Two Further Double Bedrooms | Family Bathroom With Shower | Second Floor Landing | Two Further Double Bedrooms | Shower Room | Gas Central Heating To Radiators | Double Glazed Windows | Highly Energy Efficient With Solar Panels included | Enclosed South Facing Rear Garden With Modern Covered Entertaining Area | Large Garage + Driveway Parking | Highly Regarded Development Convenient To The Town Centre | 5 Years Remaining Of NHBC Warranty | No Onward Chain | Viewing Strongly Recommended |

A magnificent family home boasting almost 2,500 square feet of beautifully presented and flexible accommodation. Situated in arguably the best position within this sought-after location set against surrounding woodland within walking distance of popular schooling for all ages and access to the town centre. The property has a high standard of fittings throughout. To the ground floor there are three reception rooms, including a living room with direct access to the south facing garden and a wonderful high quality open plan kitchen/dining/family room with integrated appliances, a centre island with Silestone worktops with access to the delightful rear garden. To the first floor, landing/snug, master bedroom with built-in Hammonds wardrobes, dressing room and en-suite, two further double bedrooms and family bathroom. The second floor has two further double bedrooms and a shower room. Outside the front and rear gardens provide a tranquil setting for social space with a full width flagstone patio with glass roofed pergola, outside lighting and water feature. A large garage and driveway provide ample parking.

Price... Offers in Excess of £900,000

Freehold



LOCATION

Situated North of High Wycombe, this property is situated in a highly sought-after area. A short distance to the M40, and High Wycombe Railway Station, ideal for a fast commute into London. There are large, protected woodlands next to the property which provide ideal walks and give access to the River Wye with its local park, boating lake and Lido. The property is a short walk from the highly regarded Abbey View Primary Academy with John Hampden Grammar School and Wycombe High School only a short distance away. Morrisons convenience store sited on the development. 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, follow the road where the property can be found on your left identified by a Wye 'For Sale' board.

ADDITIONAL INFORMATION

There is an Estate Charge of £385.00 Per annum.

COUNCIL TAX

Band G

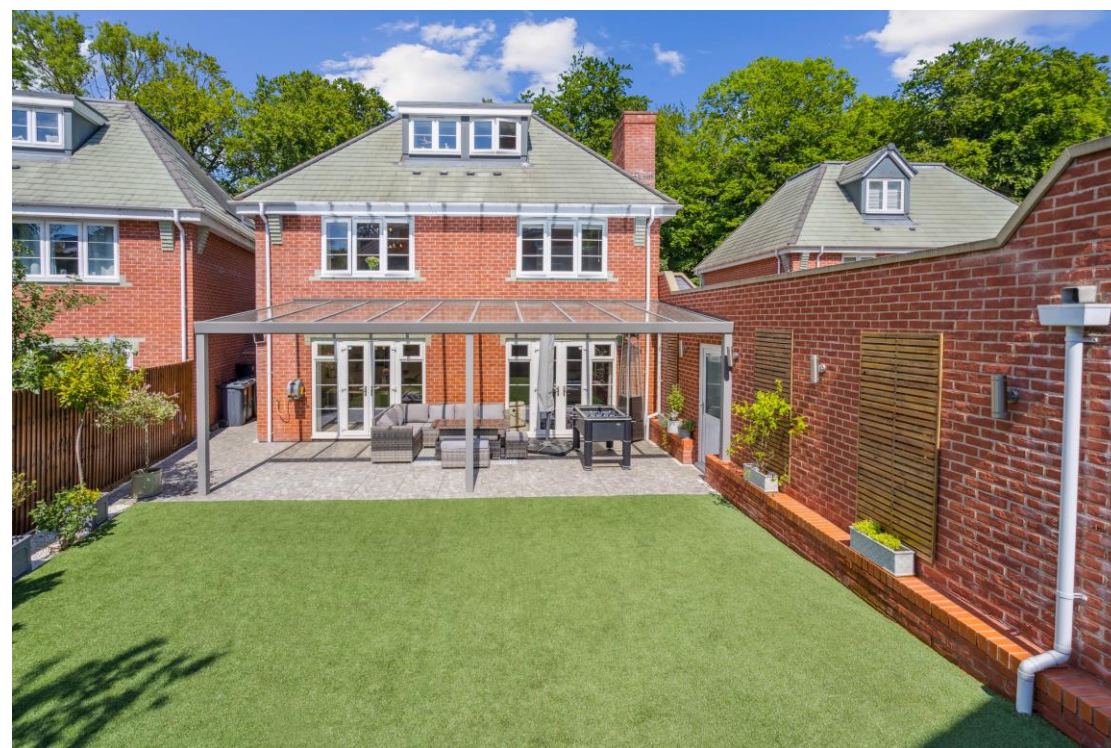
EPC RATING

B

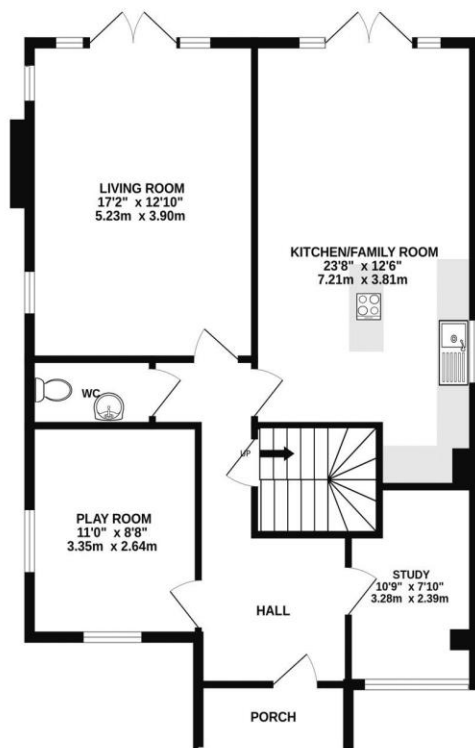
MORTGAGE

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

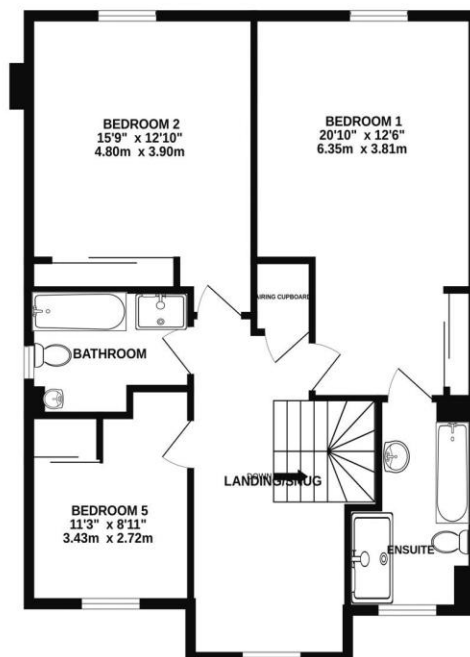
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



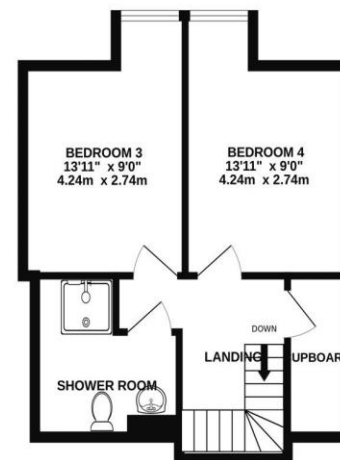
GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



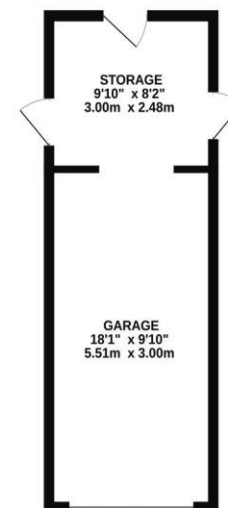
1ST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



GARAGE/STORAGE
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 2442sq.ft. (226.9 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