

wye Partnership

1 Eaker Street, High Wycombe, HP11 1BF

£575,000

1 Eaker Street

High Wycombe

- Forming Part of The Popular Taylor Wimpey Built Pine Trees Development
- Beautifully Presented Detached Family Home With Balance Of NHBC Warranty
- Double Aspect Living Room With Doors To Garden
- Fitted Kitchen/Dining Room With Doors To Patio And Garden
- Master Bedroom With Fitted Wardrobes And En-Suite Shower Room
- Two Further Bedrooms With Fitted Cupboards
- Enclosed L Shaped Gardens, Covered Car Port Plus Driveway Parking In Front
- Popular Local Schools For All Ages And Local Morrisons Shop Within Walking Distance
- Easy Reach of M40 Motorway And Further Shopping Facilities

Situated on the south eastern side of High Wycombe, approximately 1.5 miles from the town centre, on a modern development with local Morrisons providing for day to day needs with larger supermarkets close by. The town centre offers an array of leisure facilities, bars and restaurants as well as the Eden Shopping Centre. The town has a mainline railway station with direct routes to London, Oxford and Birmingham. The property is also situated conveniently for both junctions 3 and 4 of the M40 motorway

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B





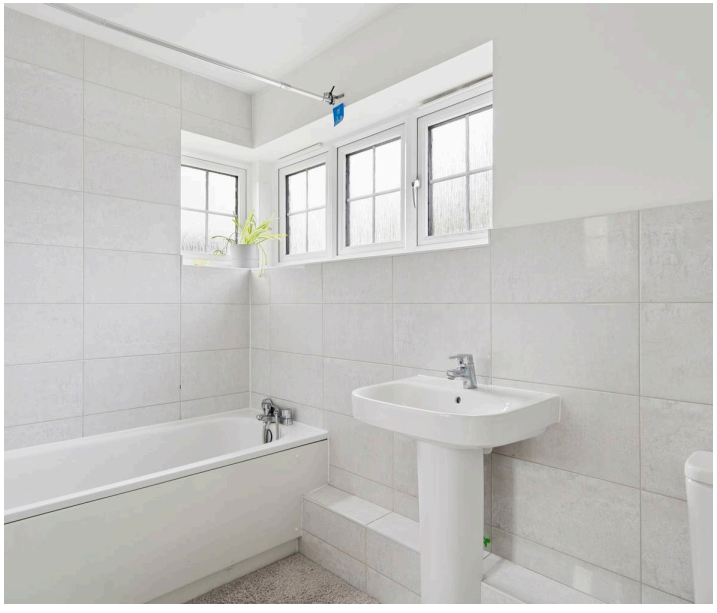


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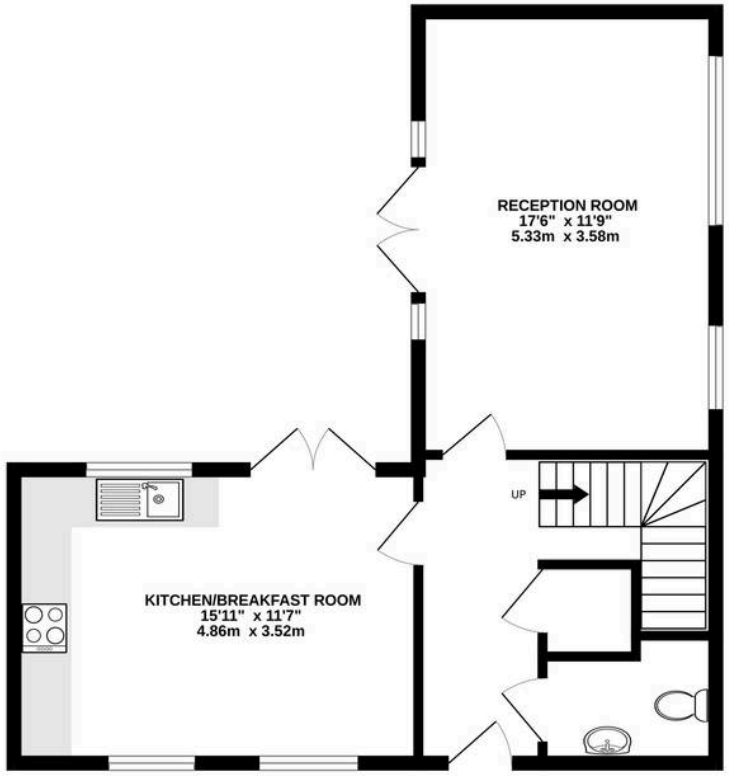
This beautifully presented three bedroom detached family home forms part of the sought after Taylor Wimpey built Pine Trees development and benefits from the balance of an NHBC warranty. The property features a spacious double aspect living room with doors leading to the garden, creating a bright and welcoming atmosphere. The well-appointed fitted kitchen and dining room also offers direct access to the patio and garden, making it ideal for entertaining and family meals. The master bedroom boasts fitted wardrobes and a stylish en-suite shower room, while two further bedrooms each include fitted cupboards, providing ample storage space. The interior is finished to a high standard throughout, ensuring comfortable and modern living. Additional features include a covered car port and driveway parking to the front. The location is ideal for families, with popular local schools for all ages and a Morrisons supermarket within walking distance. The property also offers easy access to the M40 motorway and a range of further shopping facilities, making it perfect for commuters and those seeking a well-connected home. This is a superb opportunity to acquire a modern, detached home in a thriving and well-established community.



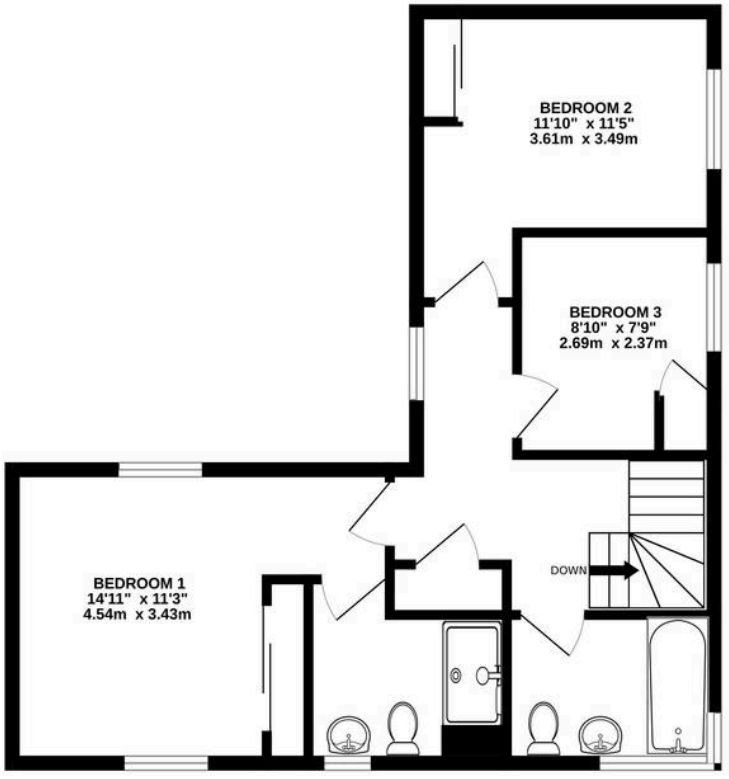




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1132sq.ft. (105.2 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 High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

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