



100 Carrington Road

High Wycombe

- A Immaculate Substantial Four Bedroom Two Bathroom Detached House With Far Reaching Valley Views To Front
- Gas Central Heating To Radiators And Double Glazed Windows/Doors
- Large Modern Refitted Kitchen/Breakfast Room, Modern Refitted Bath & Shower Rooms
- Two Reception Rooms, Separate Utility Room
- Large Plot With Stunning Home Office/Gym To Rear Boundary With Distant Views
- Garage With Additional Driveway Parking
- Located In A No Through Road A Short Walk From Open Woodland
- Sold With No Upper Chain Early Viewing Advised
- Agents Note- Being Situated On An Incline There Are A Number Of Steps Up To The Property

Located at the end of a no through road and adjacent to a Nature Reserve, yet only a mile and a half from the town centre. The town offers a wide selection of shopping, hospitality and travel facilities including a mainline rail link to London and the North. Access to the motorway at Junction 4 of the M40 is approximately two and a half miles away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



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This immaculate and substantial four bedroom, two bathroom detached house offers far reaching valley views to the front and is presented in excellent condition throughout. Featuring gas central heating to radiators and double glazed windows and doors, the property boasts a large, modern refitted kitchen and breakfast room, as well as modern refitted bath and shower rooms. There are two generous reception rooms and a separate utility room, providing flexible living space for families or those who enjoy entertaining. The home office or gym, located at the rear boundary, benefits from stunning distant views, making it an ideal space for work or exercise. Additional features include a garage with further driveway parking and a large plot that enhances the sense of privacy and space. Situated in a quiet no through road, the home is just a short walk from open woodland, offering a peaceful setting while remaining conveniently located. The property is offered for sale with no upper chain, making early viewing highly recommended. Agents note: due to the property being situated on an incline, there are a number of steps up to the entrance.

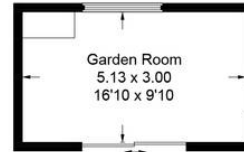


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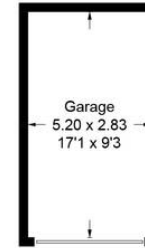
Approximate Gross Internal Area
Ground Floor = 62.7 sq m / 675 sq ft
First Floor = 62.3 sq m / 670 sq ft
Outbuildings = 30.3 sq m / 326 sq ft
Total = 155.3 sq m / 1,671 sq ft



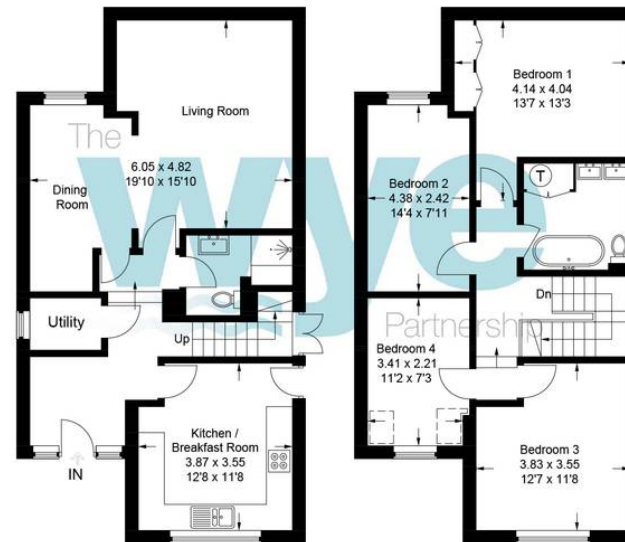
= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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.

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