



Estate Agents
Hurst

102 Carver Hill Road, High Wycombe, Buckinghamshire, HP11 2UD
Offers In Excess Of £725,000

102 Carver Hill Road, High Wycombe, Buckinghamshire, HP11 2UD

Offered to the market in immaculate condition throughout, this bright and spacious extended five-bedroom detached family home enjoys a superb position backing directly onto open parkland. Situated in the highly sought-after Poets Corner area of High Wycombe, the property is within close proximity to two of the town's most highly regarded grammar schools, Wycombe High School and John Hampden Grammar School. Excellent transport links are also nearby, including Junction 4 of the M40 and High Wycombe railway station, offering a direct service to London Marylebone in under 30 minutes. The well-planned accommodation comprises a spacious entrance hall, a generous L-shaped lounge/diner, and a second reception/family room featuring bi-folding doors opening onto the rear garden. The modern fitted kitchen is complemented by two substantial ground floor bedrooms, both benefiting from en-suite shower rooms. To the first floor are three further well-proportioned bedrooms and a contemporary family bathroom. Externally, the property boasts a beautifully landscaped, level rear garden with gated access leading directly onto the parkland beyond - a fantastic feature for families or dog walkers. Further benefits include driveway parking for three vehicles, gas central heating, and UPVC double glazing.



EXTENDED FIVE BEDROOM DETACHED FAMILY HOME
POETS CORNER - HIGHLY SOUGHT AFTER LOCATION
IMMACULATE CONDITION THROUGHOUT
DRIVEWAY PARKING FOR THREE CARS
SPACIOUS GROUND FLOOR LIVING SPACE
TWO EN-SUITE SHOWER ROOMS
LEVEL & ENCLOSED REAR GARDEN WITH GATES ACCESS
CLOSE TO WYCOMBE HIGH & JOHN HAMPDEN SCHOOLS
BI-FOLDING DOORS TO GARDEN
SPACIOUS L-SHAPE LOUNGE/DINER







Carver Hill Road

Approximate Gross Internal Area
 Ground Floor = 1562 sq ft / 145.1 sq m
 First Floor = 571 sq ft / 53.1 sq m
 Home Office = 114 sq ft / 10.6 sq m
 Total = 2247 sq ft / 208.8 sq m



Floor Plan produced for Hursts by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Estate Agents
Hursts

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk