

119 Carver Hill Road, High Wycombe, Buckinghamshire, HP11 2UQ - £585,000



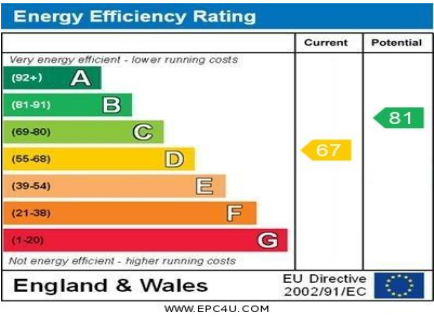
*An extended detached house with good size gardens situated within this popular area known as Poets Corner.*

| Extended Family Home | Entrance Porch | Entrance Hall | Sitting Room | Dining Room | Kitchen/Breakfast Room | Cloakroom | Landing | Four Bedrooms | Bathroom | Garage + Driveway Parking | Good Size Garden | Sought After Location Close To Town | No Onward Chain |

Situated in a popular location an extended detached house with good size gardens that offers additional scope to extend subject to planning. With accommodation comprising to the ground floor: entrance porch, entrance hall, cloakroom, double living room, dining room extending to a study area, kitchen/breakfast room with doors giving access to the side. To the first floor: landing, four bedrooms and refitted shower room. The property is double glazed and has gas fired central heating to radiators. To the outside there is a driveway to the front and garage. The gardens are of good size with lawn to the front and to the rear with an adjacent decked terrace and basement storage rooms. Available with no onward chain.

**Price... £585,000**

*Freehold*





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### LOCATION

Situated in a sought-after residential location within walking distance of the town centre with a wide array of shopping facilities and mainline rail link to London Marylebone, Oxford and Birmingham. Access to to M40 at Junction 4 is less than a mile away as is the Handy Cross Hub, Cinema Complex and Major Supermarkets. Wycombe High for Girls and John Hampden Grammar for Boys is just a short walk from the property.

### DIRECTIONS

From High Wycombe town centre proceed along Queen Alexandra Road which becomes Suffield Road. At the end of the road turn left to ascend Desborough Avenue and take the first turning on the left into Carver Hill Road. As the road bends round to the left the property can be found on the left-hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band F

#### EPC RATING

D

#### MORTGAGE

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



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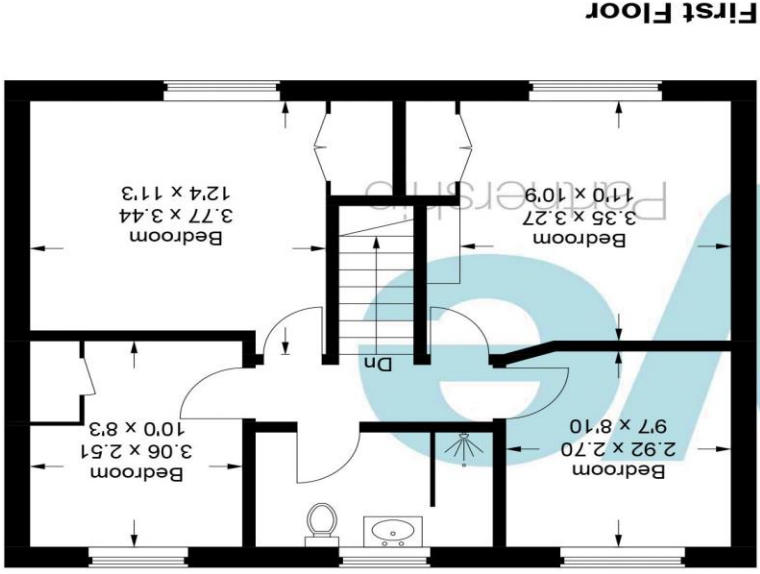
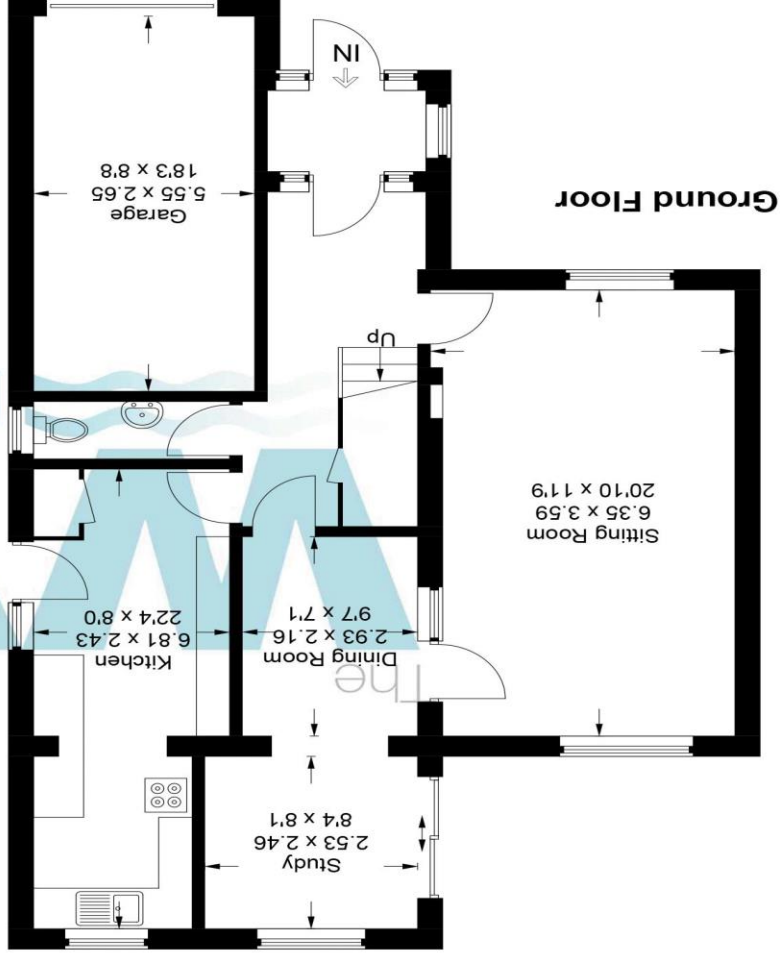
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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# 119 Carver Hill Road

Approximate Gross Internal Area  
Ground Floor = 70.1 sq m / 754 sq ft  
First Floor = 55.4 sq m / 596 sq ft  
Garage = 14.7 sq m / 158 sq ft  
Total = 140.2 sq m / 1,508 sq ft



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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