



38 Carver Hill Road, High Wycombe, Buckinghamshire, HP11 2UA

Offered to the market in IMMACULATE CONDITION throughout is this bright and spacious, rear extended three bedroom 1960's semi detached family home. The property occupies a highly sought after position within the popular 'Poets Corner' area of High Wycombe, overlooking a green to the front and backing onto the playing fields of Wycombe High Grammar School. This truly stunning family home enjoys an exceptional setting and is conveniently located within close proximity to two of the town's most highly regarded grammar schools - Wycombe High School and John Hampden Grammar School, as well as being situated close to junction 4 of the M40 and High Wycombe train station.

The accommodation comprises: entrance porch, living room with log burner, impressive open plan kitchen/dining area with underfloor heating and bi-fold doors opening onto a beautifully maintained South East facing rear garden (approximately 140ft in length), guest cloakroom, utility room (with access to the garage), three well proportioned bedrooms and a modern four-piece family bathroom.

The property further benefits from: ample driveway parking for up to four vehicles, a large garage (19'9" x 9'7") with internal access, partially boarded loft space with pull-down ladder (offering excellent potential to convert to a fourth bedroom - STPP), a substantial enclosed and level rear garden with shed, gas central heating and UPVC double glazing throughout.



IMMACULATE CONDITION THROUGHOUT
EXTENDED FAMILY HOME
STUNNING OPEN PLAN KITCHEN/ENTERTAINING AREA
UNDER FLOOR HEATING
140FT SOUTH EAST FACING REAR GARDEN
MODERN FOUR PIECE FAMILY BATHROOM SUITE
LIVING ROOM WITH LOG BURNER
GARAGE & AMPLE DRIVEWAY PARKING
POTENTIAL FOR FURTHER EXPANSION (STPP)
EPC RATING: C







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Approximate Gross Internal Area
Ground Floor = 988 sq ft / 91.8 sq m (Including Garage)
First Floor = 494 sq ft / 45.9 sq m
Total = 1482 sq ft / 137.7 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.

Hurst Estate Agents

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