





# 35 Ellsworth Road, High Wycombe, Buckinghamshire, HP11 2TU

Offered to the market in immaculate condition throughout, this bright and spacious 1930s four-bedroom semi-detached family home has been thoughtfully extended with a loft conversion. Situated in a highly sought-after and quiet cul-de-sac within the prestigious Poets Corner area of High Wycombe, the property is ideally located within walking distance of two of the town's most highly regarded grammar schools, Wycombe High School and John Hampden Grammar School. The well-presented accommodation comprises: entrance hall, bay-fronted lounge opening through to a dining room, modern fitted kitchen and a generous utility room with internal access to the garage. To the first floor are three well-proportioned bedrooms and a modern family bathroom, while the second floor offers a spacious double bedroom with eaves storage. Further benefits include driveway parking, an integral garage (8'6 x 5'10), a large, enclosed and level rear garden with a detached garden office/studio (with power and lighting). Additional features include gas central heating and UPVC double glazing throughout.

## POETS CORNER

HIGHLY SOUGHT AFTER CUL-DE-SAC

SHORT WALK TO GRAMMAR SCHOOLS

CLOSE TO J.4 OF M40

FOUR BEDROOMS

DETACHED GARDEN OFFICE/STUDIO

LARGE ENCLOSED LEVEL REAR GARDEN

IMMACULATE CONDITION THROUGHOUT

AMPLE DRIVEWAY PARKING

GARAGE (8'6x5'10)





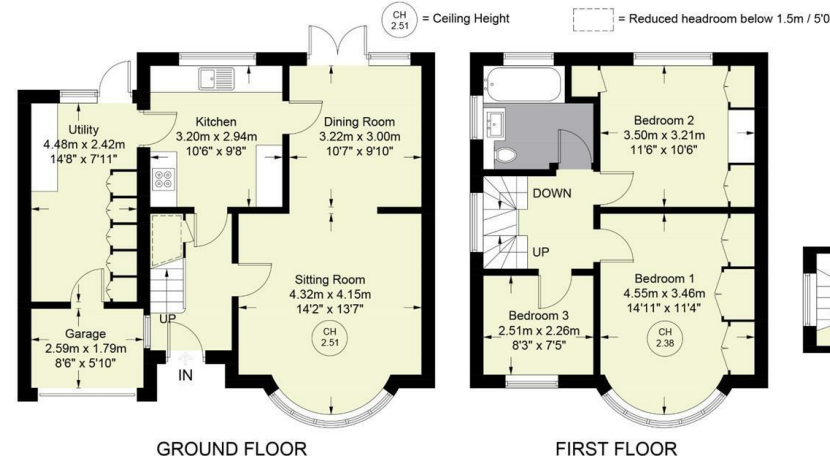






## Ellsworth Road

Approximate Gross Internal Area  
Ground Floor = 661 sq ft / 61.4 sq m (Including Garage)  
First Floor = 482 sq ft / 44.8 sq m  
Second Floor = 211 sq ft / 19.6 sq m  
Home Office = 150 sq ft / 13.9 sq m  
Total = 1504 sq ft / 139.7 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.

Hursts Estate Agents

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](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)