



Estate Agents  
**Hurst**

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

£575,000

# 116 Carver Hill Road, High Wycombe, Buckinghamshire, HP11 2UD

Offered to the market with NO ONWARD CHAIN is this bright and spacious three bedroom DETACHED family home, offering excellent potential to extend and modernise. Occupying a generous, flat and level plot in the highly sought-after Poets Corner area of High Wycombe, this much loved home has been exceptionally well maintained over the years and presents a rare opportunity for buyers to create their ideal long term family home. A particular feature of the property is the beautiful mature rear garden, which is both private and level, backing directly onto open playing fields/green space with gated rear access - ideal for families and those who enjoy outdoor living. The property is perfectly positioned within walking distance of two of High Wycombe's most highly regarded grammar schools, Wycombe High School and John Hampden Grammar School, making it an excellent choice for growing families. Poets Corner is widely recognised as one of the town's most desirable residential locations thanks to its family oriented atmosphere, convenient access to local amenities and excellent transport links. The accommodation briefly comprises; spacious entrance hall, bright and airy double aspect living room, separate dining room, fitted kitchen, guest cloakroom/shower room and a large utility room providing access to the rear garden and integral garage. The garage offers excellent scope for conversion into additional living accommodation, a home office or annexe potential (STPP), with many neighbouring properties on the road having already undertaken similar improvements. To the first floor are three well-proportioned bedrooms, all benefiting from fitted wardrobes, together with a family bathroom and separate WC. Further benefits include; driveway parking, garage with electric door, gas central heating, UPVC double glazing and a partially boarded loft with lighting and pull-down ladder providing excellent storage.



- WONDERFUL DETACHED FAMILY HOME**
- STUNNING MATURE REAR GARDEN**
- BACKING ONTO OPEN GREEN/PLAYING FIELDS**
- POTENTIAL TO EXTEND (STPP)**
- PRIME ANNEXE CONVERSION POTENTIAL**
- GUEST CLOAKROOM/SHOWER ROOM**
- DRIVEWAY PARKING & GARAGE (WITH ELECTRIC DOOR)**
- NO ONWARD CHAIN**
- GAS CENTRAL HEATING**
- UPVC DOUBLE GLAZING**





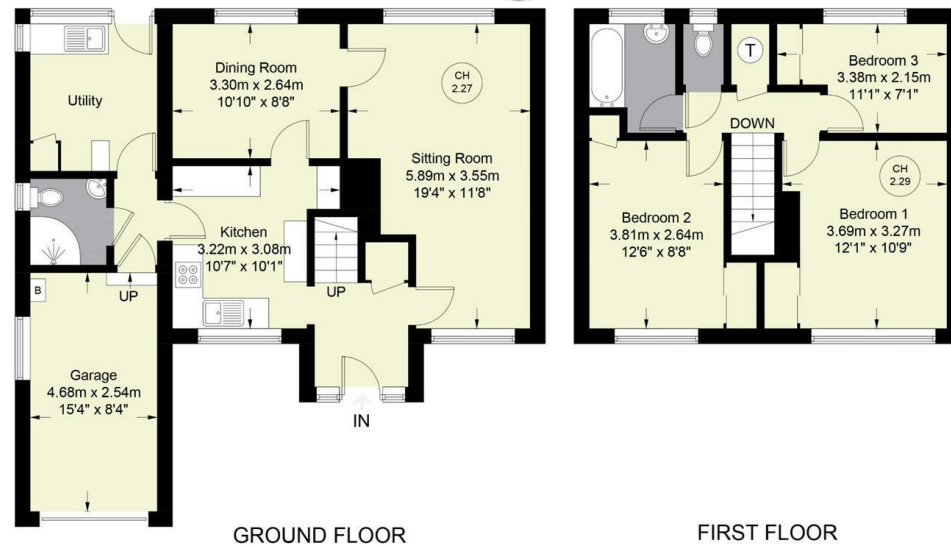


### Carver Hill Road

Approximate Gross Internal Area  
 Ground Floor = 759 sq ft / 70.5 sq m (Including Garage)  
 First Floor = 455 sq ft / 42.3 sq m  
 Total = 1214 sq ft / 112.8 sq m



CH 2.29 = Ceiling Height



Floor Plan produced for Hursts by Media Arcade Ltd ©.

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.



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