



Estate Agents  
**Hurst**

46 Trinity Circle, High Wycombe, Bucks, HP11 1FD  
£575,000

# 46 Trinity Circle, High Wycombe, Bucks, HP11 1FD

A superb four-bedroom semi-detached family home, built by Taylor Wimpey in 2019 which has been extremely well cared for by its present owner, as well as benefitting from a huge principal bedroom that also has the benefit of bespoke fitted wardrobes. This wonderful home is located on a quiet road within the Pine Tree's development, and on a plot that provides a rarely but fairly secluded rear garden. This highly sought after area is within a short drive of the M40 that provides good access to London & Birmingham, High Wycombe train station is also in easy reach and provides a direct line service into London Marylebone so ideal for those looking to commute. This established development also now benefits from pathways leading all the way down to the picturesque Rye Parkland (which boasts a park with gym facilities, outdoor lido, children's' play areas, woods and a stream, there are also protected woodlands, schools and shops all located in this wonderful area. The accommodation includes; entrance hall, guest cloakroom, lounge/dining room with French doors leading out onto rear garden, modern fitted kitchen/breakfast room, three bedrooms and family bathroom on the first floor and a principal bedroom with fitted wardrobes and an en-suite shower on the second floor. The property further benefits from driveway parking for two vehicles, detached double length garage that some have converted part of into a utility room/area, an enclosed and level rear garden which is largely secluded and comes with a lawn and patio area. This really is an ideal family home and is ideally located for all High Wycombe Grammar schools, Wycombe Abbey, and a short walk away from a very good primary school Abbey View. An internal viewing is highly recommended. There is an annual service charge for the maintenance of the development, the 2025 charge is £493.



- FOUR BEDROOM SEMI-DETACHED HOME**
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- GUEST CLOAKROOM**
- DOUBLE LENGTH DETACHED GARAGE**
- EXTREMELY POPULAR LOCATION**
- GOOD ACCESS TO JUNCTION 4 OF THE M40**
- PROTECTED WOODLAND NEARBY**
- WELL MAINTAINED FOOTPATH TO THE RYE PARK**
- INTERNAL VIEWING ADVISED**
- IDEAL FAMILY HOME**

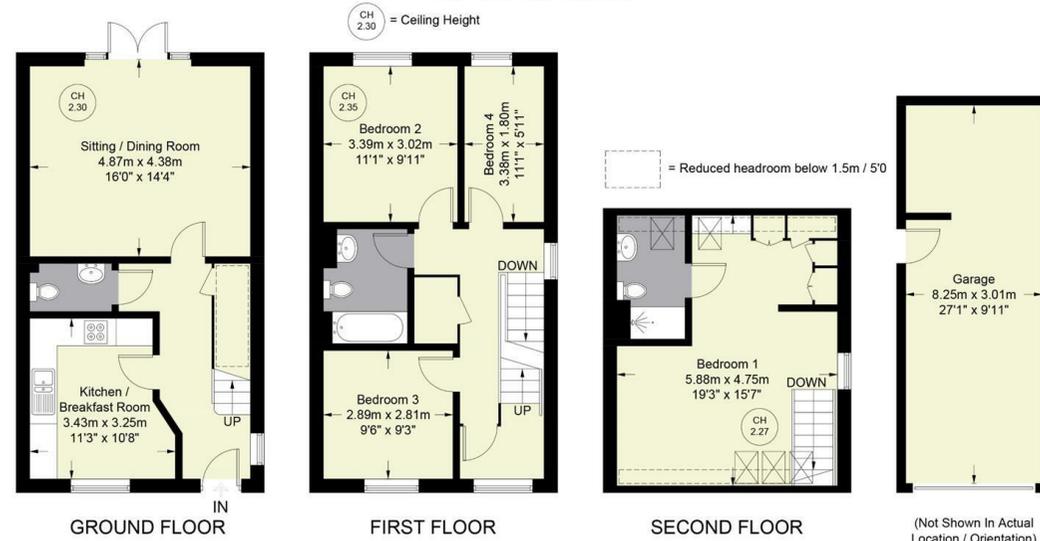






### Trinity Circle

Approximate Gross Internal Area  
 Ground Floor = 475 sq ft / 44.1 sq m  
 First Floor = 469 sq ft / 43.6 sq m  
 Second Floor = 308 sq ft / 28.6 sq m  
 Garage = 266 sq ft / 24.7 sq m  
 Total = 1518 sq ft / 141.0 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.



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.

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