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67 Carver Hill Road, High Wycombe, Buckinghamshire, HP11 2TZ



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2TZ

Guide price £725,000

A wonderful example of a modern family home which has been extended and renovated to offer 1870 sqft of accommodation in a very popular location within walking distance to outstanding schooling.

Description

Upon entering the property through the front door, you are welcomed into the wide central hall with a view straight through to the kitchen and garden. Accessed from the central hallway, there is a home office, a snug, a separate sitting room leading into the kitchen diner, a family shower room and a utility room.

The open plan kitchen diner is a stand-out feature of this fine home and benefits from a vaulted ceiling with light flooding into the area from the bi-folding doors and skylights. As well as the kitchen island and quartz worktops, the property features 2 sinks – one with a hot tap, other with a filtered water tap. A Smeg electric oven, a 5-ring gas hob and a powerful Bosch extractor fan.

On the first floor, there are four bedrooms, a family shower room, and an additional family bathroom with a Japanese Deep Soak Bath. The principal bedroom boasts fitted wardrobes and air-conditioning.

Further features include underfloor heating in the bathrooms & kitchen, UPVC double glazing, Data ports to home office, snug room and family room, low level LED lighting throughout, an electric vehicle charging port and 5 HD security cameras surrounding the building.

The front and rear gardens have been completely landscaped and boast a terrace for entertaining with external lighting which is accessed directly from the bi-folding doors.



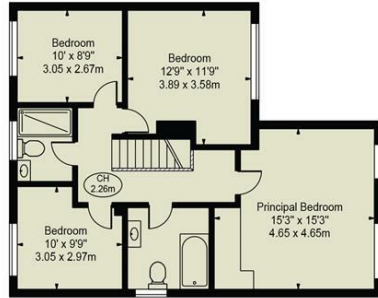
Situation

This fine home is located in the popular Poets Corner area of High Wycombe providing superb access to the train station that offers a direct line service into London Marylebone, walking distance of the town centre, Wycombe High School, John Hampden Grammar School and is also conveniently situated close to junction 4 of the M40.

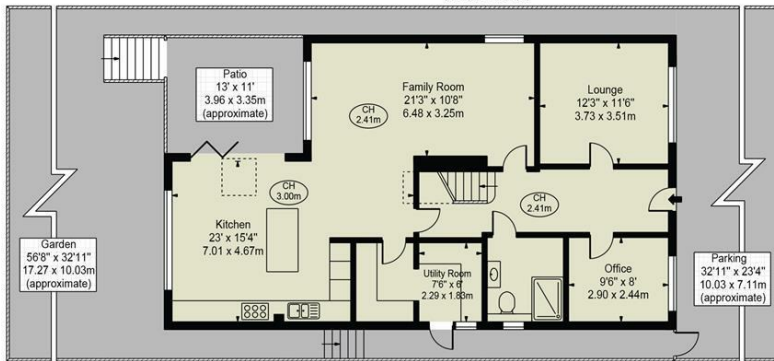


Floor Plans

Carver Hill Road Approx. Gross Internal Area 1870 Sq Ft - 173.73 Sq M



First Floor
(767 Sq Ft - 71.26 Sq M)



Ground Floor
(1103 Sq Ft - 102.47 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	