

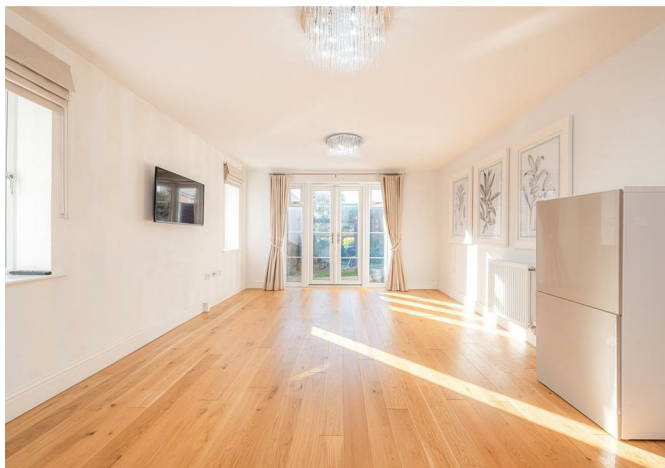


FORD & PARTNERS

ESTATE AGENTS



16 Eaker Street, High Wycombe, Buckinghamshire, HP11 1BF



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Guide price £1,000,000

An impressive five-bedroom family home in excess of 2,200 sqft situated in Pines Trees – a recently constructed development located off highly-desired Daws Hill Lane.

Description

Upon entering the property through the front door, you are welcomed into the spacious hallway with the study to your right and the formal dining room to your left. Through the hallway, you have access into the bright, airy and modern fully equipped kitchen diner. To complete this level, there is also a spacious dual-aspect sitting room and cloakroom.

On the first floor, there are three bedrooms and the four piece family bathroom. The principal bedroom is a fantastic feature of this home with fitted wardrobes and a four-piece ensuite.

On the second floor, there are a further two double bedrooms, a family shower room and plant room.

The rear garden has a lovely south-westerly facing aspect and enjoys sun throughout the day. The garden is mainly laid to lawn with a pergola and patio space for entertaining.



Situation

The property is found in a highly popular location within High Wycombe with several local schools, including the sought-after Wycombe High School and John Hampden Grammar School, as well as highly regarded primary schools. Junction 4 of the M40 and High Wycombe train station are also found within a short drive. The local Infant and junior school are within a short walk from the house. Amenities and bus routes can also be found close by. An internal inspection of the property is highly recommended.

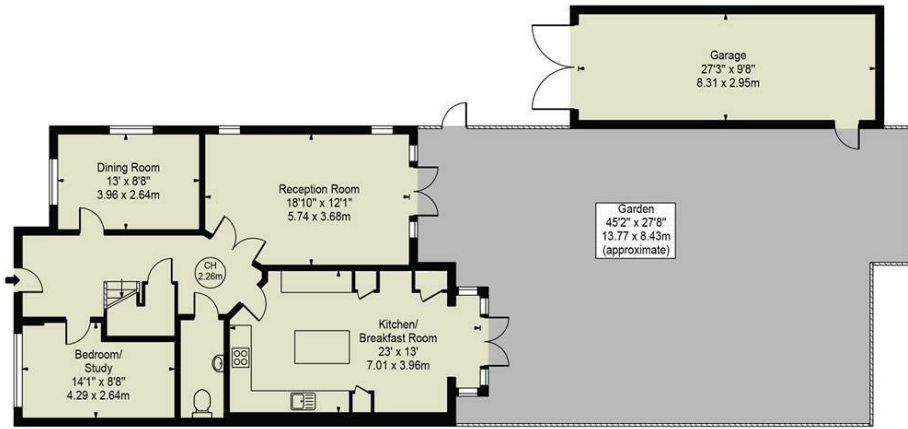


Floor Plans

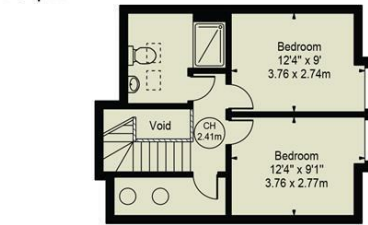
Eaker Street

Approx. Gross Internal Area 2152 Sq Ft - 199.93 Sq M
(Excluding Void & Garage)

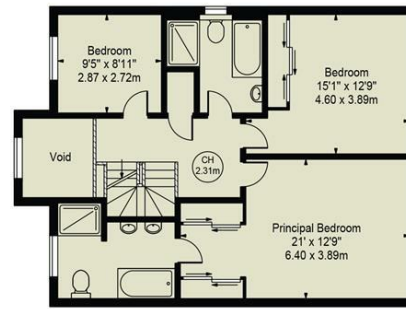
Approx. Gross Internal Area Of Garage 264 Sq Ft - 24.51 Sq M



Ground Floor
(955 Sq Ft - 88.72 Sq M)



Second Floor
(387 Sq Ft - 35.95 Sq M)



First Floor
(810 Sq Ft - 75.25 Sq M)

For Illustration Purposes Only - Not To Scale

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Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	