



# 112 Carver Hill Road

High Wycombe, High Wycombe

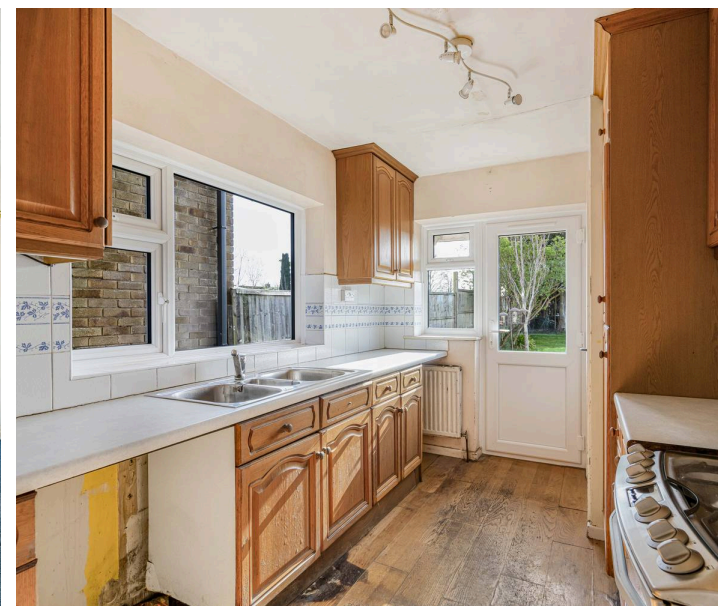
- A Well Proportioned Detached Family Home
- Modernisation Required But With Potential To Extend
- Cloakroom, Living Room, Separate Dining room, Kitchen
- Four Bedrooms, Bathroom
- Good Size Rear Garden With Playing Fields To The Rear
- Sought After Location Convenient To Town Centre & Transport Links
- Garage + Driveway Parking, No Onward Chain

Situated in a sought-after residential location within walking distance of the town centre with a wide array of shopping facilities and mainline rail link to London Marylebone, Oxford and Birmingham. Access to to M40 at Junction 4 is less than a mile away as is the Handy Cross Hub, Cinema Complex and Major Supermarkets. Wycombe High for Girls and John Hampden Grammar for Boys is just a short walk from the property.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E



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This well proportioned four bedroom detached family home offers a fantastic opportunity for buyers seeking a property with scope to modernise and extend (subject to the necessary consents). The accommodation comprises a welcoming entrance hall, a cloakroom, a spacious living room, a separate dining room and a kitchen. Upstairs, there are four good sized bedrooms and a family bathroom. The property benefits from a garage and driveway parking, ensuring convenience for multiple vehicles. Situated in a sought after location, the house is ideally positioned for easy access to the town centre and excellent transport links, making it perfect for commuters and families alike. With no onward chain, this property presents a rare chance to create a bespoke family home tailored to your own tastes and requirements.

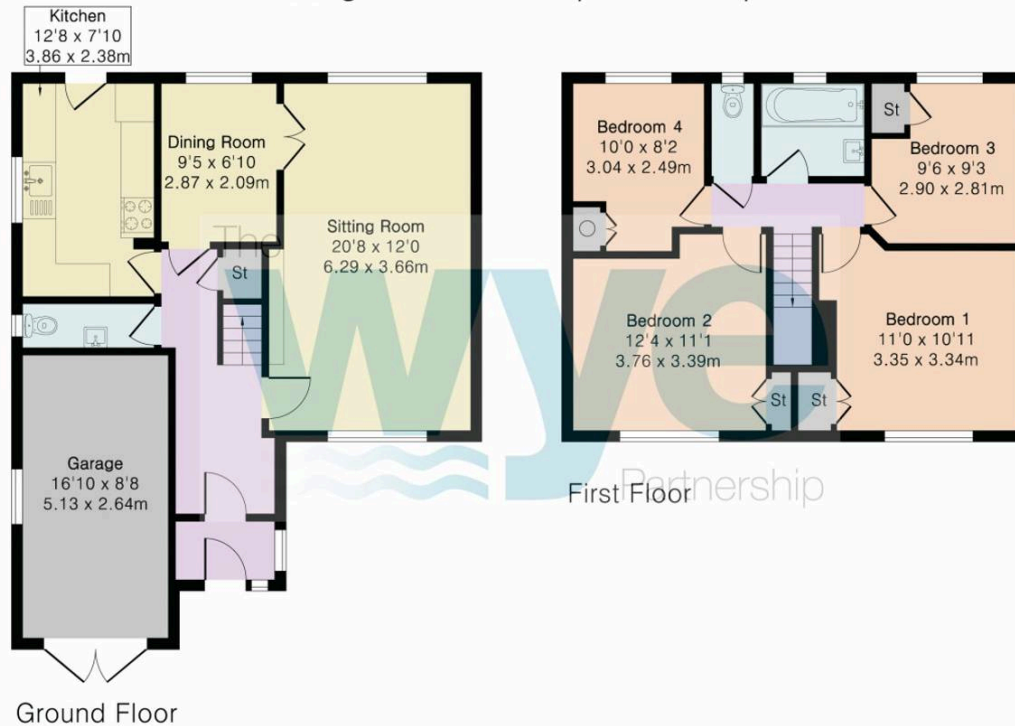


**Approximate Gross Internal Area 1107 sq ft - 103 sq m  
(Excluding Garage)**

Ground Floor Area 557 sq ft – 52 sq m

First Floor Area 550 sq ft – 51 sq m

Garage Area 146 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

## The Wye Partnership High Wycombe

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