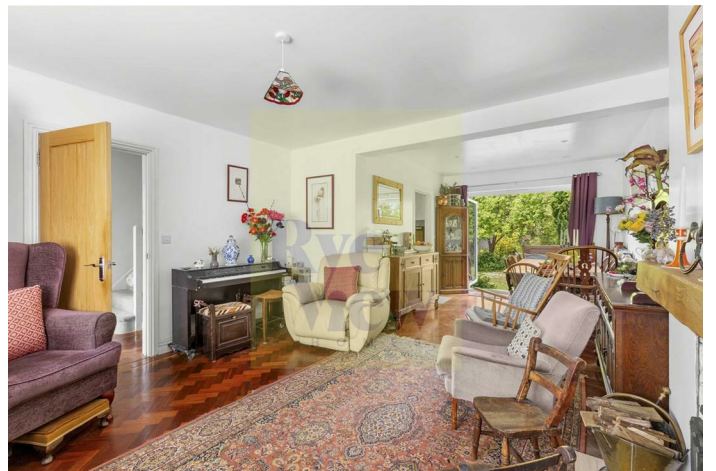


FREEHOLD



House - Detached (EPC Rating: E)

17 CARVER HILL ROAD, HIGH WYCOMBE,  
HP11 2TZ

£625,000

Rye  
View  
HOMES

3 1 2 E

# 3 Bedroom House - Detached located in High Wycombe

A substantial and deceptively spacious three-bedroom detached family home occupying a generous plot within a highly desirable residential location in High Wycombe.

A substantial and deceptively spacious three-bedroom detached family home occupying a generous plot within a highly desirable residential location in High Wycombe. Offering approximately 1,437 sq ft of accommodation including additional storage areas, this attractive property combines versatile living space with excellent potential for modern family life, featuring a large open-plan reception area, a separate office/potential bedroom four, mature gardens and extensive storage.

The property immediately presents strong kerb appeal with a generous frontage, private driveway parking and mature greenery creating an attractive setting. Internally, the home offers bright and well-proportioned accommodation throughout, with a layout ideally suited to both family living and those requiring flexible working arrangements.

The welcoming entrance hall leads through to a particularly impressive sitting/dining room extending to over 25ft in length. The room enjoys an abundance of natural light and creates a superb open-plan family space, with ample room for formal dining, entertaining and relaxed seating areas. A feature bay window further enhances the sense of space and character.

The kitchen has been thoughtfully arranged with practical work surfaces and storage, with convenient access to a separate utility area and downstairs cloakroom/WC. From the kitchen there is further access to additional service areas, making the layout highly functional for busy family life.

A notable feature of the ground floor is the separate office/potential bedroom four, providing excellent flexibility. This space would suit those working from home, a playroom, guest accommodation or could serve as an additional bedroom if desired.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from an attractive bay window and excellent proportions, while the remaining bedrooms are ideal for family members, guests or additional workspace. A family bathroom serves the first-floor accommodation.

Externally, the property occupies a generous plot with mature front gardens and driveway parking. The outside space offers further potential for landscaping or extension opportunities (subject to the necessary planning permissions).

Accommodation comprises:

## Ground Floor

### Entrance Hall

Welcoming entrance hall providing access to principal ground floor accommodation and staircase rising to first floor.

### Sitting / Dining Room – 25'6 x 13'5 (7.78m x 4.08m)

A superb dual-purpose reception room of excellent proportions providing generous living and dining space. Bright and airy throughout with attractive flooring, bay window and ample space for entertaining and family living.

### Kitchen – 10'6 x 9'8 (3.20m x 2.95m)

Fitted kitchen offering a range of wall and base units with work surfaces, space for appliances and access to utility area and adjoining accommodation.

### Utility Room

Useful separate utility area providing additional appliance space and practical storage.

### Downstairs Cloakroom / WC

Convenient ground floor cloakroom comprising low-level WC and wash hand basin.

### Office / Potential Bedroom Four – 16'0 x 7'5 (4.88m x 2.25m)

A versatile room currently utilised as a home office but equally suitable as a fourth bedroom, playroom, guest room or additional reception space.

## First Floor

### Bedroom One – 14'6 x 11'3 (4.43m x 3.42m)

A spacious principal bedroom featuring attractive bay-style window and ample space for bedroom furniture.

### Bedroom Two – 11'3 x 10'7 (3.43m x 3.23m)

A well-proportioned double bedroom enjoying good natural light and suitable for a variety of uses.

### Bedroom Three – 10'8 x 8'9 (3.24m x 2.67m)

A generous third bedroom ideal for a child's room, guest bedroom or home study.

### Family Bathroom

Well-positioned family bathroom serving all first floor accommodation.



#### Additional Storage Areas

Store – 22'2 x 6'5 (6.76m x 1.95m)

Substantial storage space offering excellent potential for workshop use, hobbies or general household storage.

Store – 12'10 x 7'3 (3.90m x 2.20m)

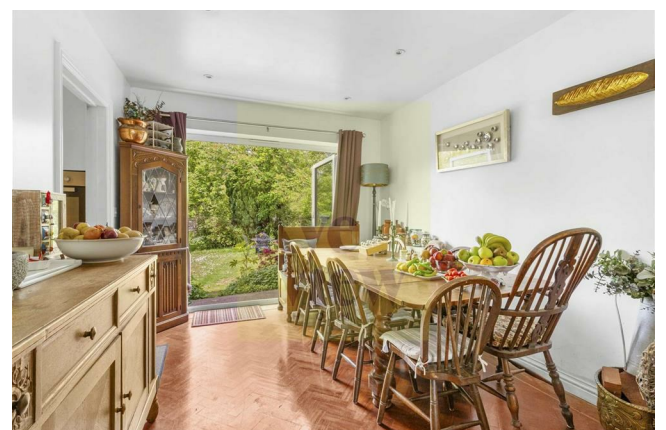
Additional useful storage area providing flexibility for a variety of practical uses.

#### Outside

##### Driveway & Gardens

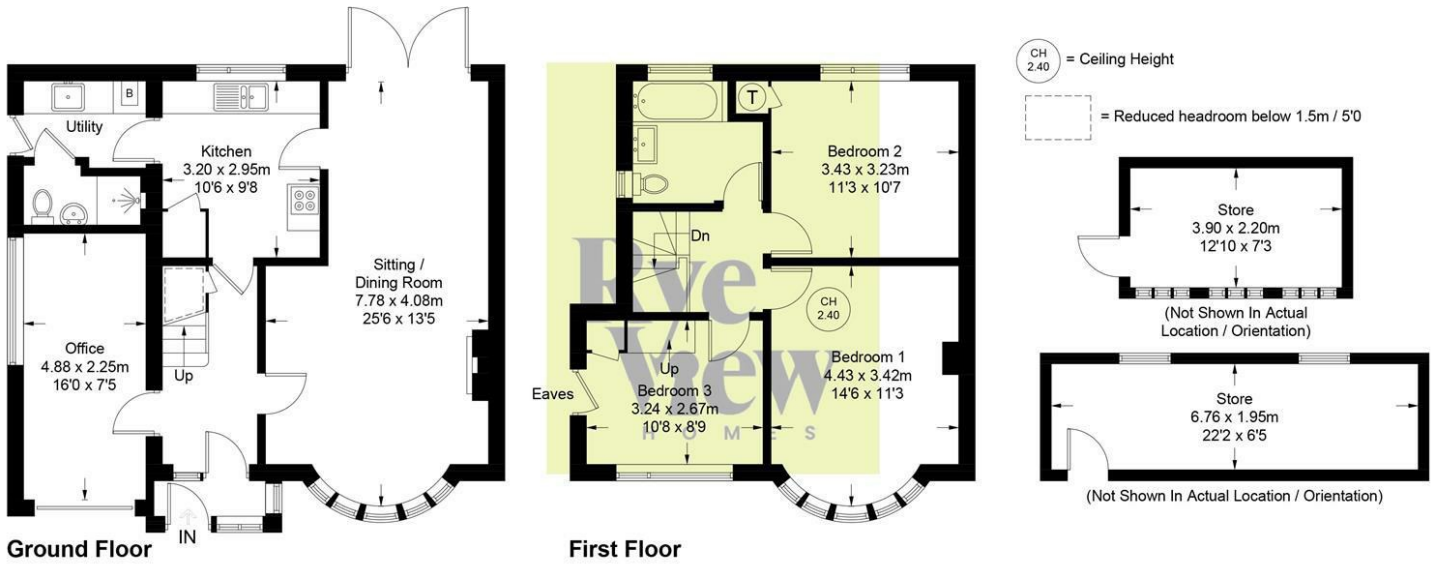
Generous driveway providing off-road parking with mature surrounding gardens and established planting, creating an attractive frontage and excellent outdoor potential.

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained



# Carver Hill Road, HP11 2TZ

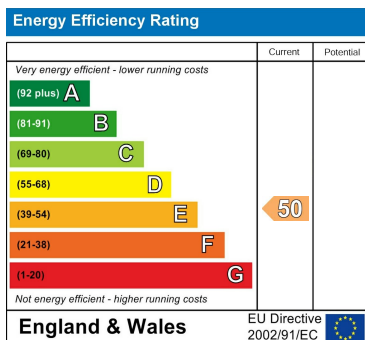
Approximate Gross Internal Area  
 Ground Floor = 65.8 sq m / 708 sq ft  
 First Floor = 46.1 sq m / 496 sq ft  
 Stores = 21.7 sq m / 233 sq ft  
 Total = 133.6 sq m / 1437 sq ft



Floor Plan produced for Rye View 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.

## Council Tax Band

## Energy Performance Graph



Call us on

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ryeviewhomes.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

