



bonners & babingtons

Trinity Circle  
High Wycombe



Trinity Circle  
High Wycombe  
Buckinghamshire  
HP11 1FD

- Tenure: Freehold
- Price: OIEO £600,000
- Local Authority: WDC
- EPC Rating: B
- Council Tax Band: B



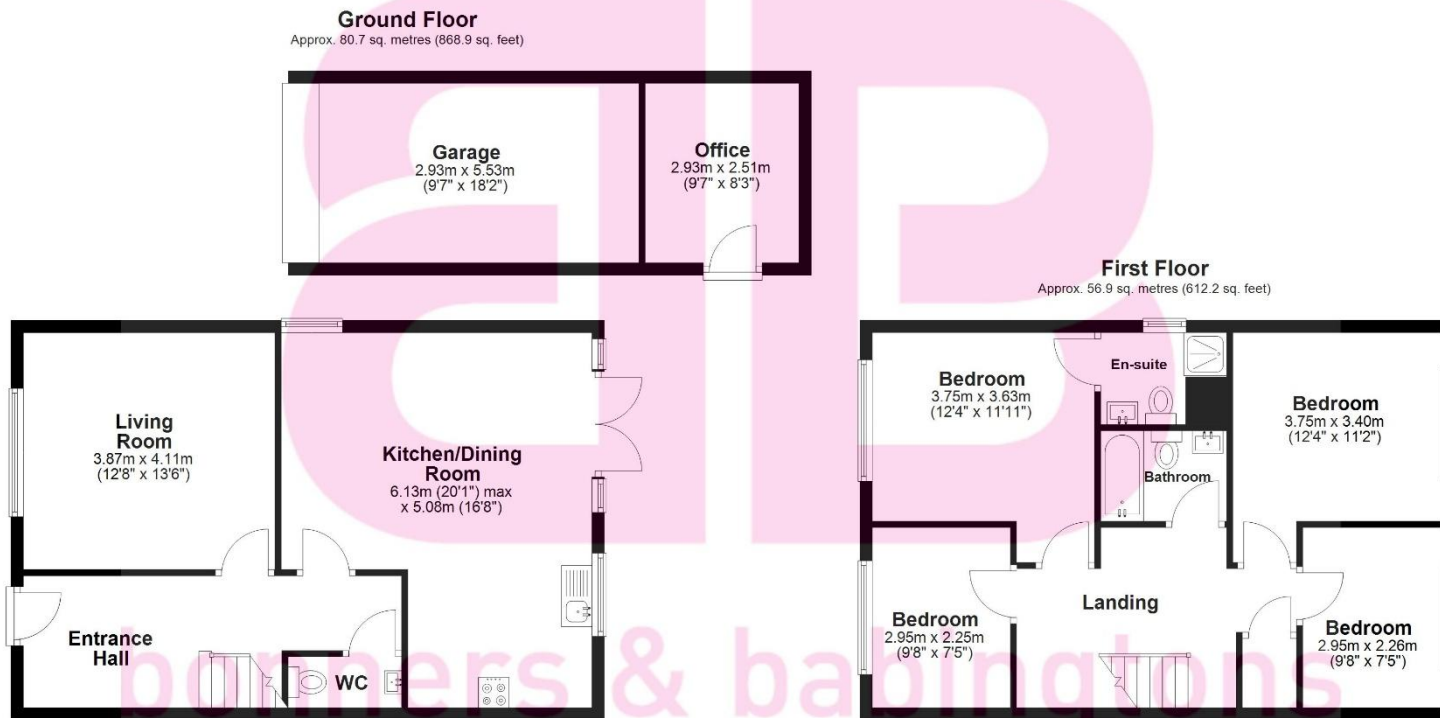
Bonnars & Babingtons are delighted to offer to the market this modern and fantastically presented four bedroom semi detached family home situated on the popular Pine Trees development between High Wycombe & Flackwell Heath. On entering the property you are greeted by a large open hallway with doors to living room, dining kitchen, cloakroom and stairs to first floor. Moving into the living room this lovely space is ideal for unwinding after a busy day with ample space for furniture and a large window to the front aspect. From the living room you move down the hallway into the main part of the property, this stunning kitchen / diner which is the hub of the home! With a fully fitted kitchen this room also has lots of space for dining furniture and double doors leading to the garden. On the first floor there are four well proportioned rooms, master with en suite and a further family bathroom. Outside the property has a lovely secluded rear garden and also a home office positioned at the rear of the garage, an ideal spot for hybrid or home workers. The garage comfortably accommodates a family car and there is also ample off street parking. The property is ideally positioned on the development to have immediate access onto woodland & country walks, it is also only a short drive to High Wycombe Train Station with regular services to London Marylebone.

Located at the head of a select private close of substantial properties on the southern outskirts of High Wycombe, Daws Hill is regarded as arguably High Wycombe's most sought after residential areas. The house offers convenient access to the well regarded Grammar Schools and the town centre with a wide variety of shopping including the Eden Centre, Chiltern mainline station to Marylebone and Swan Theatre. The property is within half a mile of junction 4 of the M40 motorway affording fast commuting to the city, midlands and Heathrow Airport.

Situated on the edge of this sought-after development between High Wycombe and Flackwell Heath this four bedroom semi detached family home is highly recommended for internal inspection.







Total area: approx. 137.6 sq. metres (1481.1 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.



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#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170