



17A Marlow Road, High Wycombe, Bucks, HP11 1TA

An immaculately presented, five bedroom detached house situated within the catchment of prestigious local schools on the Marlow side of High Wycombe. The property has been extensively renovated and refurbished to a high specification by the current owners, and now provides well-proportioned accommodation to both the ground and first floors. The downstairs living accommodation includes; Reception hall, guest cloak room, substantial open plan kitchen/breakfast/family/dining area, lounge, sitting room, utility room, versatile office/work room/games room. The facilities create opportunity to run a business from home and would appear to offer scope to perhaps convert into a ground floor annexe. The first floor offers a master bedroom with en-suite shower room, four further double bedrooms and a four piece family bathroom. The gardens are large, level and south facing, there is also a double detached garage with extensive driveway parking for eight or more vehicles.

- **VERSATILE ACCOMMODATION**
- **THREE RECEPTIONS**
- **KITCHEN/BREAKFAST/FAMILY ROOM**
- **FIVE DOUBLE BEDROOMS**
- **TWO BATHROOMS**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**
- **SOUTH FACING GARDEN**
- **DOUBLE GARAGE & DRIVEWAY**

MARLOW ROAD

The property is ideally situated for John Hampden Grammar School and Wycombe High School both being literally around the corner. This is an ideal location for transport with Junction 4 of the M40 allowing easy access to the M25, the M4 and Heathrow Airport. High Wycombe train station is just a mile away, with direct trains to London Marylebone in approximately 27 minutes.



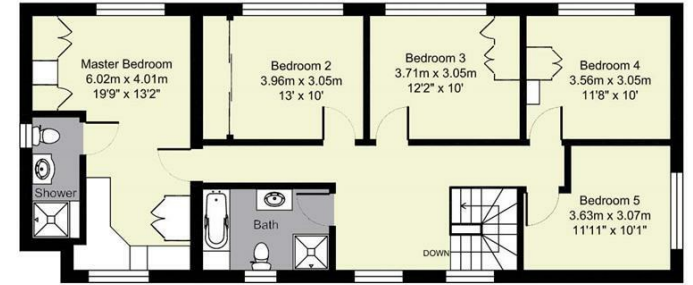




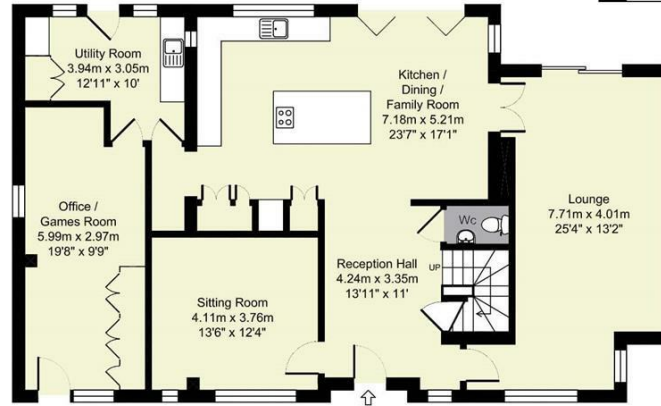
DIRECTIONS:

DIRECTIONS: Leave High Wycombe town centre via the A404 Marlow Hill and at the roundabout bear right taking the first exit into Marlow Road. The property will be found set back from the road on the left hand side.

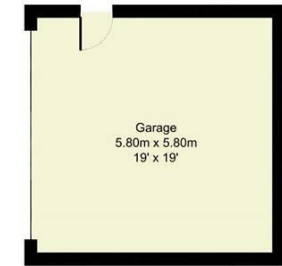
Total Approx. Floor Area 2874 Sq.ft / 267 sq.m



FIRST FLOOR



GROUND FLOOR



GARAGE

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk