



Estate Agents  
**Hurst**

56 Marlow Road, High Wycombe, Buckinghamshire, HP11 1TF  
Offers In Excess Of £800,000

# 56 Marlow Road, High Wycombe, Buckinghamshire, HP11 1TF

A double fronted, and tastefully extended, four bedroom detached family home that comes with a double length garage and extensive driveway parking. This stunning property is located in a set back and secluded position in the extremely sought-after Marlow Road area of High Wycombe. The house is conveniently situated, just a short drive from Junction 4 of the M40 and within walking distance of John Hampden Grammar School, Wycombe High School and just a short drive from High Wycombe train station which offers a direct line service to London Marylebone making it perfect for those looking to commute. The property has been well maintained and improved upon over the years and is in good condition throughout. The accommodation comprises; large reception hall, inner lobby with downstairs shower room with w/c, spacious living room with open fireplace and brick surround, dining room, open plan kitchen/breakfast room with door to rear garden, four well proportioned bedrooms and family bathroom with separate w/c. The property also benefits from; gas central heating, double glazing, large level and enclosed rear garden, which is in excess of 100ft in length with patio area that is perfect for entertaining, access to garage and various established borders. This really is a stunning family home that the owner has occupied for over 20 years and we would expect this to achieve a lot of interest and an early viewing is highly recommended.



**STUNNING FOUR BEDROOM DETACHED FAMILY HOME**  
**LARGE DRIVEWAY AND DOUBLE LENGTH GARAGE**  
**CLOSE TO JUNCTION 4 OF THE M40 AND CLOSE TO LOCAL SCHOOLS**  
**FAMILY BATHROOM AND DOWNSTAIRS SHOWER ROOM**  
**DOUBLE GLAZED & GAS CENTRAL HEATING**  
**EXTENDED OVER THE YEARS BUT STILL OFFERS SCOPE FOR FURTHER EXPANSION STPP**  
**STUNNING AND SECLUDED REAR GARDEN ON A LEVEL PLOT**  
**EARLY VIEWING ADVISED**  
**CLOSE TO LOCAL SCHOOLS**  
**SHORT DRIVE TO HIGH WYCOMBE TRAIN STATION**







Approximate Gross Internal Area  
 Ground Floor = 77.2 sq m / 831 sq ft  
 First Floor = 62.9 sq m / 677 sq ft  
 Outbuilding = 22.6 sq m / 243 sq ft  
 Total = 162.7 sq m / 1,751 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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