



Estate Agents
Hurst

22 Marlow Hill, High Wycombe, Buckinghamshire, HP11 1QL
Offers In Excess Of £1,000,000

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Hurst are delighted to offer to the market this rarely available, detached family home that dates back to 1934 and is located directly opposite Wycombe Abbey on a sizeable plot. There are many plus points to this property, including the enormous rear garden which has a large orchard, a level grass area that was once a tennis court and is conveniently situated, just a two minute drive from Handy Cross, Junction 4 of the M40 and a few hundred yards walking distance of John Hampden Grammar School and Wycombe High School, High Wycombe train station is also at the bottom of the hill making it perfect for those still needing to commute into London. The accommodation includes; grand entrance hall with a featured spiral staircase rising to the first floor, guest cloakroom, spacious lounge with huge bay window, dining room, family room with two sets of French doors leading to the rear garden, fitted kitchen and utility room, four bedrooms of which the two largest rooms both have doors leading to a large balcony overlooking the rear garden and a family bathroom. The property also benefits from; gas central heating, double glazing, garage with brick storage shed behind, two separate driveways, supply parking for several vehicles and an enclosed rear garden that backs parkland. This really is a rare opportunity to acquire a wonderful home that would also appear to lend itself to significant expansion (subject to obtaining the usual required planning permission) and an internal viewing is recommended to fully appreciate the size of the property, that also comes to the market with no above chain.



DETACHED FAMILY HOME OVER 2,000 SQFT

LARGE PLOT THAT IS APPROX 0.75 ACRES

HUGE POTENTIAL FOR EXPANSION (STPP)

NO ONWARD CHAIN

**SUPER LOCATION CLOSE TO SCHOOLS AND TRAIN
STATION**

ORCHARD AT THE TOP OF THE REAR GARDEN

BALCONY OFF OF TWO BEDROOMS

RARELY AVAILABLE PROPERTY

**IN NEED OF REDECORATION AND MODERNISATION
THROUGHOUT**

EARLY VIEWING ADVISED

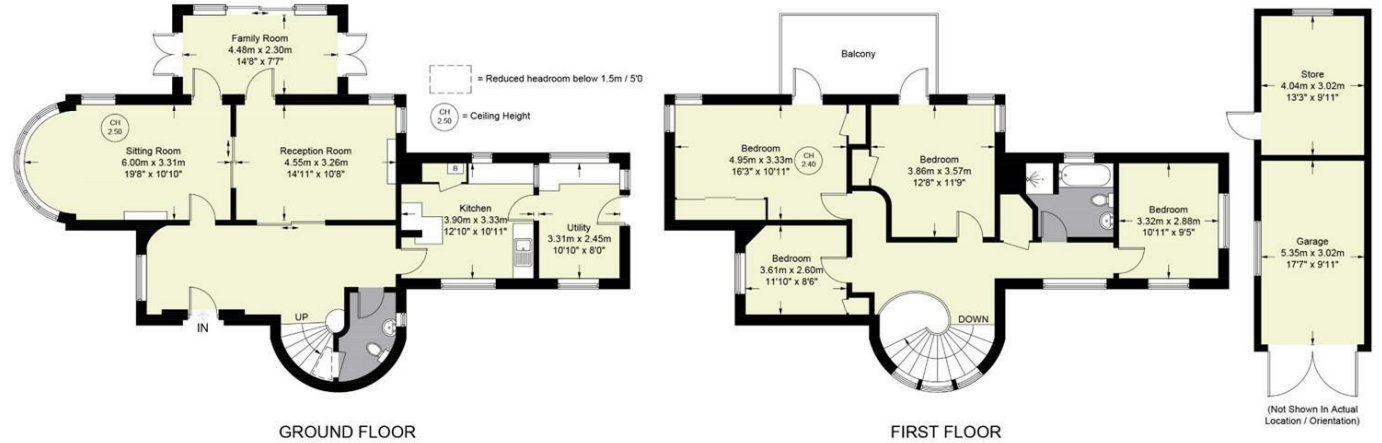






Marlow Hill

Approximate Gross Internal Area
 Ground Floor = 1013 sq ft / 94.1 sq m
 First Floor = 845 sq ft / 78.5 sq m
 Garage / Store = 308 sq ft / 28.6 sq m
 Total = 2166 sq ft / 201.2 sq m



Floor Plan produced for Hursts by Media Arcade ©.

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.

Hurst Estate Agents

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