



Estate Agents
Hurst

63 Marlow Road, High Wycombe, Bucks, HP11 1TG
£1,250,000

63 Marlow Road, High Wycombe, Bucks, HP11 1TG

Superbly situated on a large, level plot in one of High Wycombe's premier roads is this fantastic, extended six-bedroom detached family home, which has been well maintained by its current owner. The immense accommodation offers versatility, with a two bedroom annexe incorporated into the present layout. This property would suit a family with an Au Pair or the need to accommodate extended family members, however with a few small tweaks the property would also work as a large family home.

Marlow Road is conveniently located just a short drive from Junction 4 of the M40 and within walking distance of both the John Hampden and Wycombe High Grammar Schools. For those looking to commute, this house is just over a mile from High Wycombe train station, which offers a direct line service to London Marylebone.

The main house accommodation includes an entrance hall, family room/study, sitting room, dining room, fitted kitchen/breakfast room, utility room, ground floor bedroom with adjacent guest shower room. The first floor has a principal bedroom with dressing room and en-suite bathroom, bedroom two also has a dressing room and en-suite shower, bedroom three is a spacious double bedroom and there is a four piece family bathroom. Bedrooms four and five form part of the annexe but can be reached through bedroom two's dressing room.

The annexe is two storeys and attached and connected but self-contained and comprises; Sitting room, open plan fitted kitchen/breakfast room/dining room, guest cloakroom, two bedrooms and a bathroom.



SUPERBLY LOCATED
LARGE LEVEL PLOT
SIX DOUBLE BEDROOMS
TWO STOREY ANNEXE
WALK OF GRAMMAR SCHOOLS
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
OVER 3000 SQ FT OF ACCOMMODATION
LARGE DRIVEWAY
INTERNAL VIEWING ADVISED

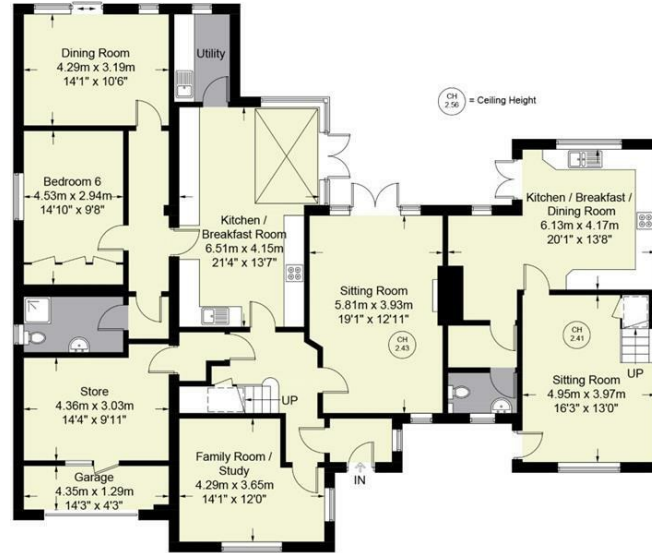






Marlow Road

Approximate Gross Internal Area
 Ground Floor = 2160 sq ft / 200.7 sq m (Including Garage)
 First Floor = 1632 sq ft / 151.6 sq m
 Total = 3792 sq ft / 352.3 sq m



GROUND FLOOR



FIRST FLOOR

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.



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