



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**





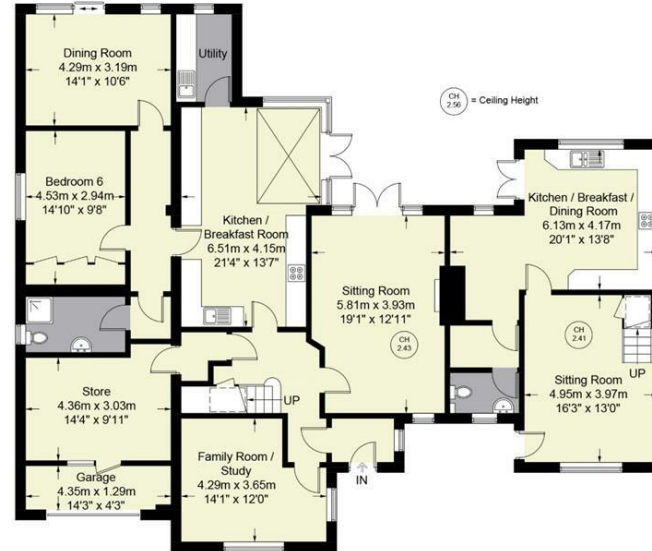






## Marlow Road

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.

**Hurst** Estate Agents

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