



**Connells**

Marlow Road  
High Wycombe



## Property Description

This impressive and generously proportioned detached house is set in a highly desirable area, offering modern living across three floors. The property is beautifully presented throughout, with high-quality finishes and spacious accommodation ideal for family life.

A welcoming and generous entrance hall provides access to a stylish WC and a dedicated home office, perfect for remote working. The heart of the home is the stunning open-plan kitchen/dining room, complete with integrated appliances, a central island, and underfloor heating. Bi-fold doors seamlessly open onto the landscaped rear garden, creating an ideal space for entertaining. A dual-aspect living room also features French doors leading to the garden, flooding the space with natural light.

Upstairs, you'll find three well-proportioned double bedrooms, all enjoying views of the rear garden. The principal bedroom benefits from a fitted triple wardrobe and a sleek en-suite with a walk-in shower, WC, and basin. Bedroom two features a fitted wardrobe and a charming Juliette balcony. A stylish family bathroom serves this floor, complete with a bath, separate shower cubicle, WC, and basin.

The top floor offers two additional bedrooms, both with built-in storage. The larger of the two has access to a private balcony with elevated views over the garden and beyond. A modern shared shower room with a shower cubicle, WC, and basin completes this floor.

## External

The property is set back from the road and approached via a large driveway offering ample off-street parking and access to a garage. To the rear, the fully enclosed and landscaped garden is bordered by mature hedges and trees, featuring a decked seating area-perfect for relaxing or entertaining in privacy.

## Local Area

Just a short walk from the prestigious John Hampden Grammar School and Wycombe High School, and the Chepping View Academy, this property is ideal for families. For the commuter, M40 J4 is just minutes drive, providing easy motorway links to London, Oxford and beyond. High Wycombe town centre has the mainline train station with direct trains to London Marylebone. The local area and town centre both have a wide array of shops, restaurants, and leisure amenities.

## Entrance Hall

11' 10" max x 10' 9" max (3.61m max x 3.28m max)

With doors to office, downstairs cloakroom and dining room.

## Office

7' 10" max x 7' 3" max (2.39m max x 2.21m max)

With underfloor heating.

## Downstairs Wc

4' 2" max x 6' max (1.27m max x 1.83m max)  
With WC and wash hand basin.

## Dining Room

7' 2" max x 20' 2" max (2.18m max x 6.15m max)

## Kitchen

24' 5" max x 17' 8" max (7.44m max x 5.38m max)

With integrated appliances, a central island, and underfloor heating. Bi-fold doors to rear garden.

## Living Room (front)

15' 10" max x 13' 3" max (4.83m max x 4.04m max)

Dual aspect with side and front windows. Doors to dining room.

## Living Room (back)

13' 9" max x 12' 1" max (4.19m max x 3.68m max)

Double doors leading to rear garden.

## First Floor Landing

14' 9" max x 10' 9" max (4.50m max x 3.28m max)

## Bedroom One

24' 8" max x 10' 1" max (7.52m max x 3.07m max)

Fitted triple wardrobe. Door to ensuite.

## Ensuite

5' 8" max x 10' 1" max (1.73m max x 3.07m max)

Walk in shower, WC, wash hand basin and underfloor heating.

## Bedroom Two

19' 7" max x 10' 5" max (5.97m max x 3.17m max)

Fitted wardrobe and Juliette balcony

## Bedroom Three

24' 6" max x 12' 4" max (7.47m max x 3.76m max)

## Bathroom

10' 8" max x 7' 9" max (3.25m max x 2.36m max)

Bath, separate shower cubicle, WC, and basin.

## Second Floor Landing

12' 3" max x 10' 8" max (3.73m max x 3.25m max)

## Bedroom Four

25' 3" max x 17' 4" max (7.70m max x 5.28m max)

Built in storage and private balcony.

## Balcony

## Bedroom Five

12' 5" max x 10' 2" max (3.78m max x 3.10m max)

## Shower Room

9' 8" max x 8' 2" max (2.95m max x 2.49m max)

Shower cubicle, WC and wash hand basin.

## Garage

19' 6" max x 9' max (5.94m max x 2.74m max)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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