



Marlow Hill, High Wycombe, Buckinghamshire, HP11 1PN

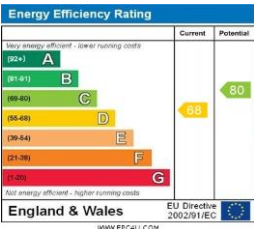
We are delighted to offer for sale this extended four/five bedroom detached house located in one of High Wycombe's most sought-after premier residential locations.

Entrance Porch | Large Entrance Hall | L Shaped Lounge/Dining Room | Modern Fully Fitted Kitchen Open Plan to Dining Area And Conservatory | Utility Room | Separate Study/Playroom/Bedroom Five | Ground Floor Cloakroom | Galleried First Floor Landing | Four Good Size Bedrooms | En-Suite Shower To Bedrooms One And Two | Family Bathroom | Built-In Wardrobes | Gas Central Heating To Radiators | Double Glazed Windows | Premier Residential Location | Lovely Enclosed Rear Garden | Garden Cabin Ideal For Outside Entertaining | Large Driveway Providing Parking For Sveral Cars | Garage | Short Walk To Boys And Girls Grammar Schools | No Upper Chain | We Hold Keys |

We are delighted to offer for sale this extended four/five bedroom detached house located in one of High Wycombe's most sought-after premier residential locations. Presented to the market in excellent order throughout, this substantial family home offers over 2100 sq ft of living accommodation, featuring a sizeable open plan lounge/dining area, heated by gas central heating to radiators with double glazed windows. The kitchen is fitted to a high standard and is open plan to the large dining area/conservatory - which can easily be divided to make a study - providing a flexible living accommodation layout. All of the bathrooms are fitted with modern suites. Externally the rear garden is enclosed with a westerly orientation and has a lovely, covered cabin, ideal for entertaining. To the front is a large driveway offering parking for several cars that provides access to the garage. This fantastic family home is within a very short walk of both boys' and girls' grammar schools and a short drive to the M40. We hold keys for early viewing. No upper chain. Early viewing advised.

Price... £985,000

Freehold



LOCATION

Situated in one of the town's most sought-after locations, the property is within walking distance of both John Hampden and Wycombe High Grammar schools as well as being easily accessible to the town centre and railway station. Junction 4 of the M40 motorway is no more than a 5-minute drive and there is a wide variety of supermarkets, hospitality and retail venues as well as Leisure Centre, Gyms and Cinema all close by.

DIRECTIONS

From the roundabouts in the centre of High Wycombe ascend Marlow Hill, at the first set of lights bear left into Daws Hill Lane and then turn right in to Marlow Hill, the property can be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

D

MORTGAGE

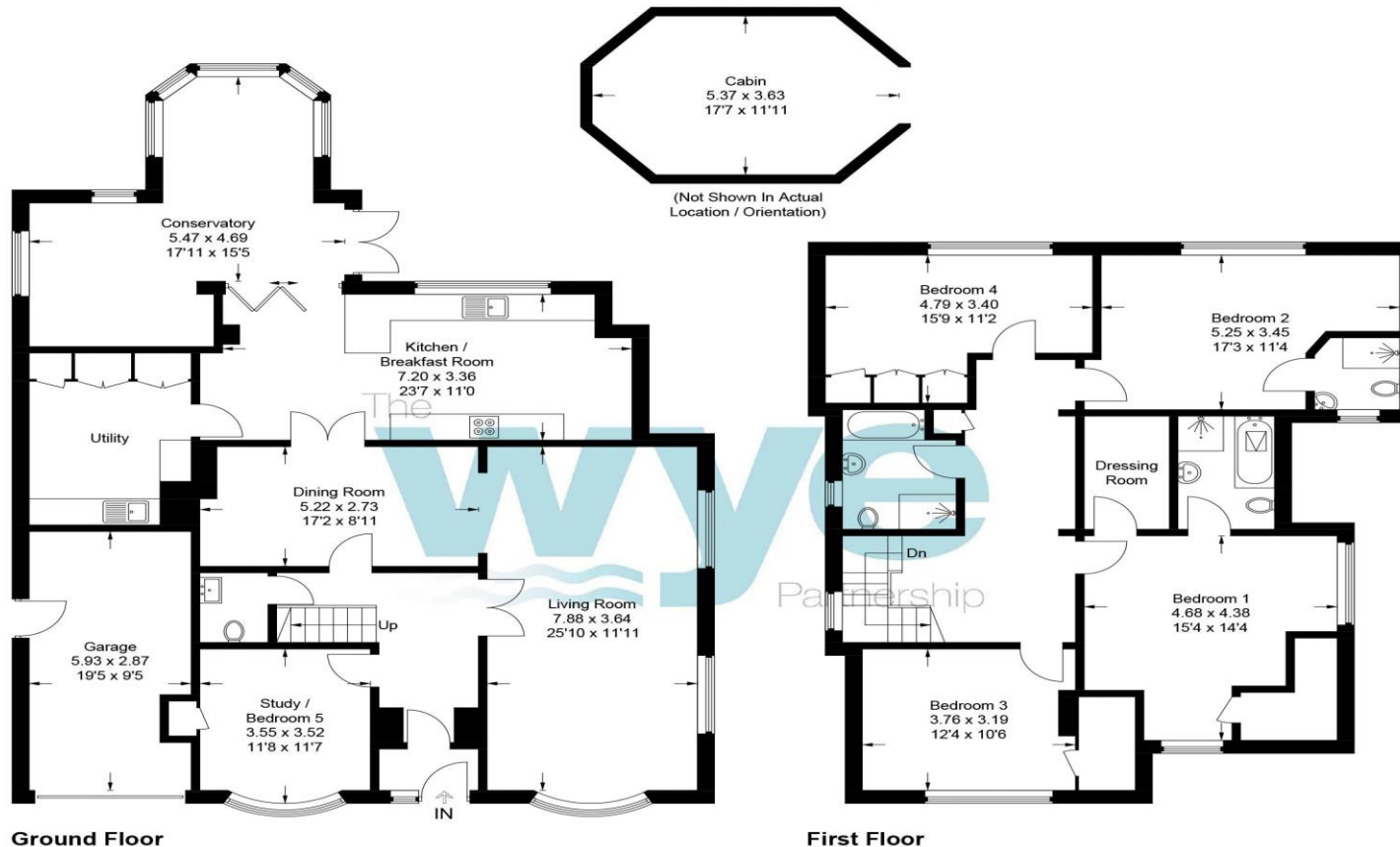
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

33 Marlow Hill

Approximate Gross Internal Area
 Ground Floor = 131.6 sq m / 1416 sq ft
 First Floor = 103.5 sq m / 1114 sq ft
 Garage & Cabin = 33.5 sq m / 360 sq ft
 Total = 268.6 sq m / 2890 sq ft



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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The **wye** Partnership