



# 25 Marlow Road, High Wycombe, Bucks, HP11 1TA

An impressive and highly desirable family residence, offering space, quality and versatility throughout. The property has been tastefully extended and well maintained by its current owners and is perfectly suited to modern family living.

The accommodation features: entrance porch, large hallway, guest cloakroom, utility room, a beautifully crafted bespoke kitchen with a spacious island forms the heart of the home, dining room, study, sitting room, family room, principal bedroom with en-suite shower room, guest bedroom with en-suite shower room, three further bedrooms with a four piece family bathroom and a separate w.c.

To the front, the property enjoys a large, hedged driveway, providing excellent privacy. Finished with block paving and gravel across the full width of the house, it offers generous parking for several vehicles – ideal for busy family life and for hosting gatherings with ease.

Set on a large, secluded and level garden plot, the outdoor space is a true highlight. The central lawn is bordered by mature flower beds. A substantial full width patio with adjoining decking provides superb entertaining space and includes a hot tub and gas fire pit for year-round enjoyment.

Additional features include a heated and fully illuminated garden shelter, ideal for leisure or extra outdoor covered space, garage/den, various storage sheds and a large summer house/ home office, offering excellent flexibility for remote working. The garden is further enhanced by a charming pergola draped with established grape vines and wisteria, creating a picturesque and tranquil setting.

Situated within a few minutes walk of two of the town's high performing Grammar schools, offers superb access to Junction 4 of the M40 and easy access to High Wycombe train station which provides a direct-line service into London Marylebone. A standout home of excellent quality with no onward chain. Early viewing is strongly recommended.



**THOUGHTFULLY EXTENDED FIVE BEDROOM  
DETACHED**

**EXTREMELY WELL DESIGNED AND BESPOKE KITCHEN  
NO ONWARD CHAIN**

**OVER 2300 SQ FT OF LIVING ACCOMMODATION**

**FOUR RECEPTION ROOMS**

**THREE BATHROOMS & TWO FURTHER W/C'S**

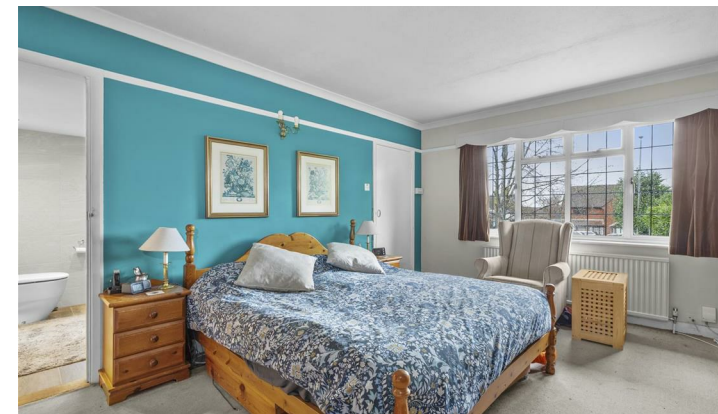
**STUNNING AND IDEAL FAMILY HOME**

**GARAGE & AMPLE PARKING**

**EXTREMELY SECLUDED FEEL IN POPULAR LOCATION**

**INTERNAL VIEWING STRONGLY ADVISED**







## Marlow Road

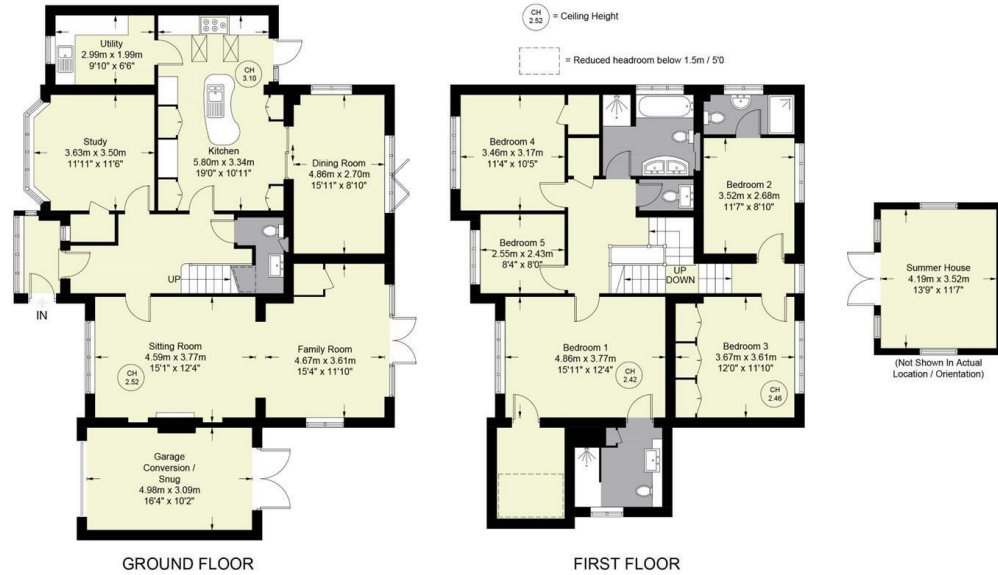
Approximate Gross Internal Area

Ground Floor = 1218 sq ft / 113.2 sq m

First Floor = 1141 sq ft / 106.0 sq m

Garage & Summer House = 328 sq ft / 30.5 sq m

Total = 2687 sq ft / 249.7 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](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)