



45 Marlow Road, High Wycombe

£1,000,000



Robertsons

45 Marlow Road

High Wycombe, High Wycombe

An impressive detached family home which is conveniently located close to Junction 4 of the M40, John Hampden boys Grammar school and Wycombe High School for girls. The property has been extended with accommodation set over three levels and it is set on a plot of just under a quarter of an acre (0.23 acres). Entrance hall, Cloakroom, Study, Open plan kitchen/breakfast room, Living room, Family room, Principal bedroom with en suite shower room, Four further bedrooms, Family bathroom, Shower room, Gas central heating, Double glazing, Garage and ample parking, 113' rear garden. NO CHAIN. Council Tax band: F | Tenure: Freehold

Entrance hall: Stairs to first floor, radiator, built in cloaks cupboard, wall thermostat

Cloakroom: Low level W.C., wash hand basin with mixer tap, radiator, tiled walls, tiled flooring, down lighters, window to front

Study: Radiator, cupboard housing gas meter, fitted shelving, under floor heating, window to front

Kitchen/Breakfast room: Fitted with a range of eye and base level units incorporating sink unit with Quooker hot water tap, built in Siemens dishwasher, built in Siemens double oven, built in Siemens microwave, space for American style fridge/freezer, island with seating for three, fitted Siemens five ring hob and Falmic extractor, tiled flooring, down lighters, space for table, dimmer switch, bi folding doors to garden, windows to rear and side, cupboard with space and plumbing for washing machine and shelved storage, cupboard housing wall mounted Glow Worm gas fired central heating boiler and water softener, under floor heating

Sitting room: Three wall light points, radiator, windows to front and side, dimmer switch, opening to Sitting room

Family room: Radiator, two wall light points, dimmer switch, double doors to garden





First floor

Landing: Two windows to front, radiator, stairs to second floor, dimmer switch

Bedroom 1: With a range of fitted wardrobes, two radiators, down lighters, dimmer switch, window to rear

En suite shower room: Walk in shower cubicle with rainfall shower unit, low level W.C., wash hand basin with mixer tap and cupboards under, fitted mirror, shaver point, tiled walls, tiled flooring (under floor heating), down lighters, heated towel rail, window to front

Bedroom 2: Built in double wardrobe, two radiators, Juliet balcony to rear, down lighters

Bedroom 3: Two radiators, down lighters, window to rear

Bathroom: White suite comprising roll top bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap and cupboards under, walk in shower cubicle with rainfall shower, heated towel rail, down lighters, under floor heating

Second floor

Landing: Radiator, wall thermostat, velux window to side

Bedroom 4: With double doors to BALCONY, eaves storage, two radiators, four wall light points, velux window to rear

Bedroom 5: Radiator, velux window to rear, cupboard housing hot water cylinder, wall light point

Shower room: Corner shower cubicle housing Triton shower unit, low level W.C., wash hand basin with mixer tap, radiator, down lighters, eaves storage, tiled flooring, shaver point, window to rear

Front garden/Parking: A gravelled driveway provides ample parking. The property is nicely enclosed by conifers and mature hedging which provides a high degree of privacy.

Garage: With up and over door, light and power

Rear garden: A sunny south/east facing garden which extends to 113' x 49'. An area of decking leads to the remainder of garden. There is a timber shed and summerhouse.



Approximate Gross Internal Area
 Ground Floor = 99.8 sq m / 1074 sq ft
 First Floor = 96.8 sq m / 1042 sq ft
 Second Floor = 65.2 sq m / 702 sq ft
 Outbuilding = 35.0 sq m / 377 sq ft
 Total = 296.8 sq m / 3195 sq ft
 (Including Eaves)



Floor Plan produced for Robertsons 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.

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