



**130 WYCOMBE ROAD, MARLOW**  
**PRICE: £1,295,000 FREEHOLD**

**am** ANDREW  
MILSON

**130 WYCOMBE ROAD  
MARLOW  
BUCKS SL7 3JD**

**PRICE: £1,295,000 FREEHOLD**

This superbly presented modern detached family house has been cleverly extended and remodelled to create spacious and versatile accommodation of which an internal inspection is strongly recommended.

**GARDENS: MAIN BEDROOM & SHOWER ROOM:**

**GUEST SUITE OF BEDROOM & SHOWER ROOM:**

**TWO FURTHER FIRST FLOOR BEDROOMS:**

**FAMILY BATHROOM: PLAY ROOM/BEDROOM & MEDIA ROOM ON THE SECOND FLOOR: CLOAKROOM: SITTING ROOM: STUDY: LIVING ROOM: GROUND FLOOR BEDROOM:**

**SHOWER ROOM: KITCHEN/DINING ROOM:**

**GAS CENTRAL HEATING:  
DOUBLE GLAZING: SOLAR PANEL:  
TIMBER GARDEN STORE:  
AMPLE PARKING.**

**TO BE SOLD:** this attractive detached family house has been cleverly extended and remodelled to create spacious and versatile accommodation. The house is situated just over a mile from Marlow town centre with an excellent range of shopping, sporting and social facilities and is within the Holy Trinity/Sandygate Primary School catchment as well as being close to Great Marlow Secondary School and just over a mile from Sir William Borlase's Grammar School. Marlow has a railway station serving Paddington, via Maidenhead. The M4 and M40 motorways are readily accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

Recent extension has created a ground floor suite of bedroom and shower room with an adjacent living room creating an ideal annexe but suitable for a variety of purposes. The accommodation is arranged over three floors as follows:

**ENTRANCE PORCH** with security light points and part glazed front door to

**ENTRANCE HALL** with tiled flooring, radiator, stairs to First Floor with useful storage/cloaks cupboard under.

**CLOAKROOM** with wall hung wash basin, radiator, low level w.c. with concealed cistern, half tiled walls, tiled flooring.



**DOUBLE ASPECT SITTING ROOM:** about 19' x 12'11 (5.79 x 3.94m) with two radiators, oak strip flooring and television aerial point, double glazed double doors opening to patio and garden.

**STUDY:** about 13'6 x 8'10 (4.11 x 2.69m) with radiator, oak strip flooring.



**LIVING ROOM:** about 18'11 x 11'1 (5.77 x 3.38m) with two radiators, television aerial point and opening to

**INNER HALL** with

**SHOWER ROOM** fully tiled walls and floor in wet room style with wall hung wash basin with drawers under, chrome towel rail radiator, low level w.c., inset lighting, extractor fan as well as Velux roof light, walk in shower.



**BEDROOM:** about 14'11 x 9'5 (4.55 x 2.87m) including two sets of fitted wardrobes, part mirrored, radiator. (NB. These three rooms can be used as ancillary accommodation, if required, but are equally suitable for a variety of purposes).

**KITCHEN/DINING ROOM:** about 17'6 x 12'4 max (5.33 x 3.76m) with tiled flooring.



**Kitchen Area** with granite work surfaces and upstand, one and a half stainless steel sink unit, Candy integrated washing machine, Whirlpool integrated dishwasher, twin AEG ovens with five plate gas hob and stainless steel cooker hood and splash back above, large integrated fridge and freezer beside, ample drawers and cupboards, wall cupboards, tiled splash back, double glazed double doors opening to patio and garden.

**FIRST FLOOR LANDING** with door to stairs to Second Floor, airing cupboard with pressurised hot water tank and solar panel converters.



**BEDROOM ONE:** about 14'2 x 12'11 max (4.32 x 3.94m) part sloping ceiling with twin Velux roof lights, two double fitted wardrobes, television aerial point, two radiators, door to

**SHOWER ROOM ENSUITE** with low level w.c., wall hung wash basin, large shower cubicle, chrome towel rail radiator, tiled flooring, window as well as extractor fan, tiled splash backs – fully in shower.

**BEDROOM TWO:** about 12'2 x 10'4 (3.71 x 3.15m) excluding two double built in wardrobes, television aerial point, radiator and door to

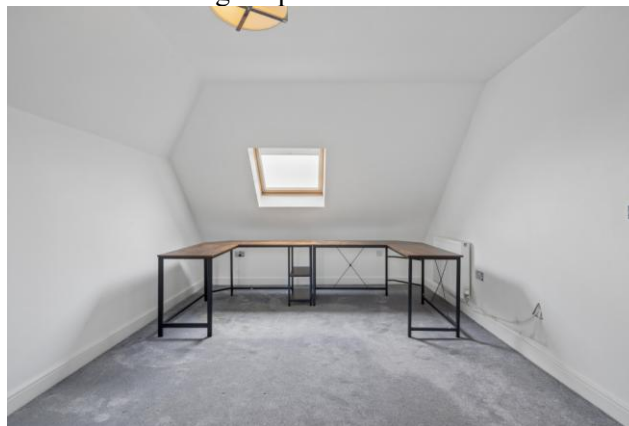
**SHOWER ROOM ENSUITE** with wall hung wash basin, low level w.c. with concealed cistern, tiled flooring, half tiled walls, fully tiled shower cubicle, inset lighting, extractor fan as well as window, chrome towel rail radiator.

**BEDROOM THREE:** about 10'3 x 9'3 (3.12 x 2.82m) with radiator.

**BEDROOM FOUR:** about 11'6 x 6'11 (3.50 x 2.11m) including three double fitted wardrobes, radiator. (NB. This room is currently used as a Dressing Room).

**FAMILY BATHROOM** with panel enclosed bath with shower attachment, low level w.c. with concealed cistern, wall hung wash basin, fully tiled walls by bath and shower cubicle, extractor fan as well as window, chrome towel rail radiator.

**SECOND FLOOR LANDING** with access to loft, useful eaves storage cupboard.



**MEDIA ROOM:** about 16'6 x 10'10 (5.03 x 3.30m) with radiator, sloping ceilings with Velux window to the rear and Dormer window to the front, television aerial point, radiator.

**BEDROOM FIVE/PLAY ROOM:** about 16'6 x 11'1 (5.03 x 3.38m) with radiator, sloping ceilings with Velux window to the rear and Dormer window to the front, radiator.

**OUTSIDE TO THE FRONT** the property is approached over an initially shared driveway to pavior parking with space for three/four cars. There is side gated access leading to



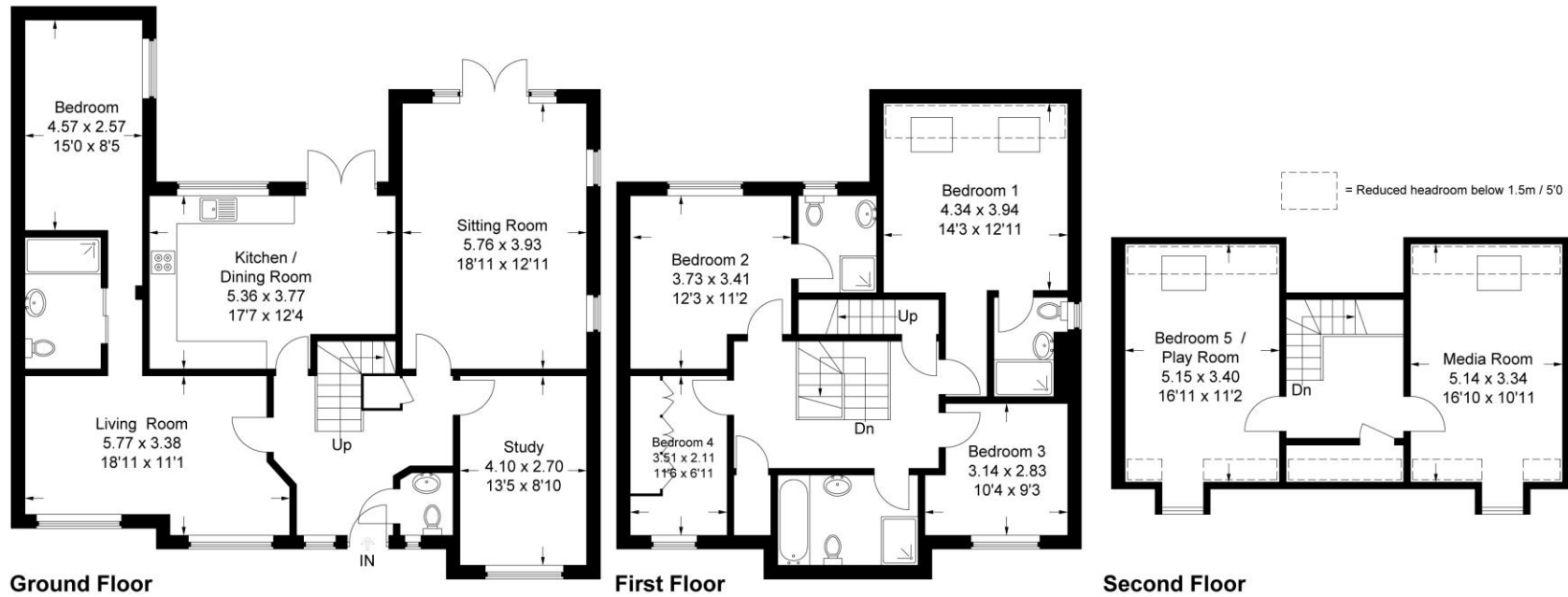
**THE REAR GARDEN** which has been attractively landscaped with extensive shaped paved patio incorporating a courtyard area with water and light points. This leads onto an area of lawn with flower and shrub borders and steps down to a further lawn with the **LARGE TIMBER GARDEN STORE** with power and extractor fan. The rear garden is well fenced and has a width of about 37'6 by a maximum depth of 46' (11.43 x 14.02m).

**M44410326**

**EPC BAND: B**

**DIRECTIONS:** using the post code SL7 3JD. Number 130 can be found approximately two thirds of the way along Wycombe Road on the right hand side.

Approximate Gross Internal Area  
 Ground Floor = 108.3 sq m / 1,165 sq ft  
 First Floor = 79.8 sq m / 859 sq ft  
 Second Floor = 46.5 sq m / 500 sq ft  
 Total = 234.6 sq m / 2,525 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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