



Estate Agents  
**Hurst**

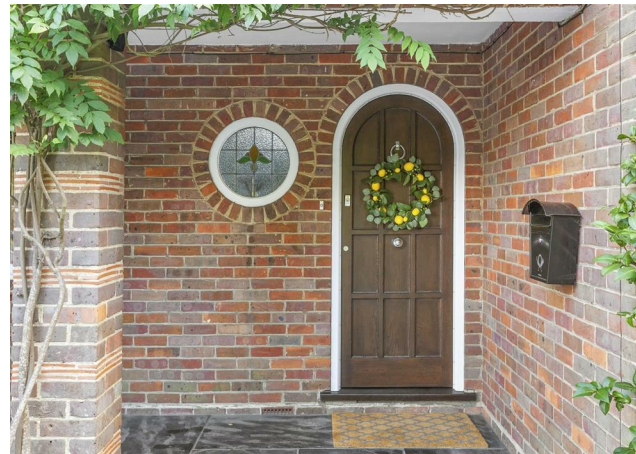
23 Marlow Road, High Wycombe, Buckinghamshire, HP11 1TA  
Offers In Excess Of £1,250,000

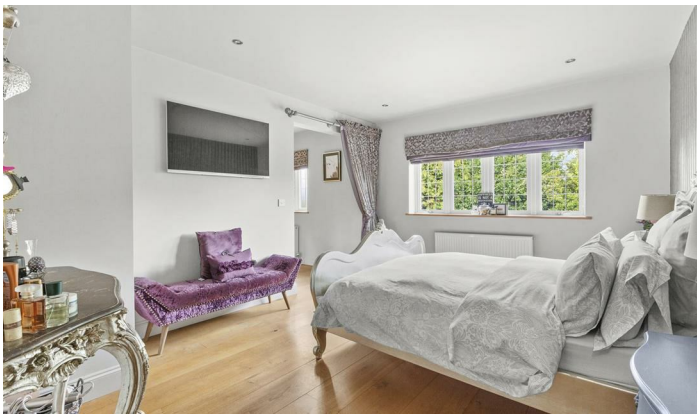
# 23 Marlow Road, High Wycombe, Buckinghamshire, HP11 1TA

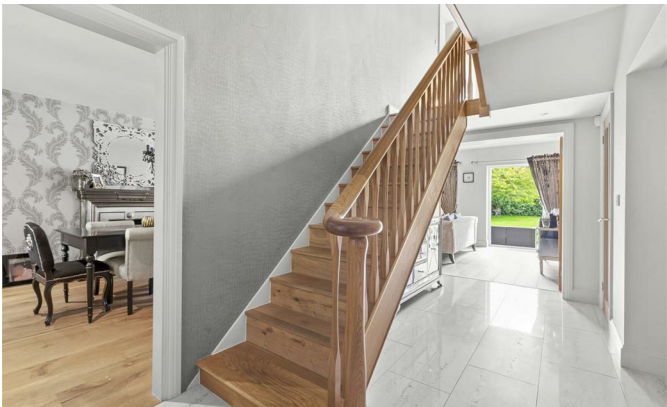
Hurst are delighted to present this truly exceptional five-bedroom detached family home, offering over 3,000 sq ft of beautifully appointed living space. Located in one of High Wycombe's most sought-after areas, this impressive home combines striking curb appeal with expansive interiors and a generous, level plot, perfectly suited for modern family living and entertaining. From the moment you arrive, the large driveway and attractive frontage set the tone for what's inside. The property has been thoughtfully extended and stylishly modernised throughout, creating a seamless blend of comfort, space, and sophistication. Just a short drive from Junction 4 of the M40 and within walking distance of John Hampden Grammar School and Wycombe High School, it also offers excellent commuter links via High Wycombe station with direct services to London Marylebone. The accommodation is immaculately presented and ready to move into, with no work required. It comprises large reception hall, guest cloakroom, utility room, open plan and modern kitchen/breakfast/reception area that is the hub of this house and comes with a central island, study, family room, lounge, dining room, principal bedroom with en-suite shower room, bedrooms 2 & 3 are serviced by a Jack & Gill en-suite with two further double bedrooms and a family bathroom. Additional features include gas central heating, double glazing, a large driveway for multiple vehicles, garage, cabin office/gym, and an outdoor kitchen/garden room. The expansive patio spans the width of the property, creating an ideal space for entertaining, while the lawned garden with mature hedging and tree-lined borders offers privacy and tranquillity. This is one of the most thoughtfully designed and well-presented homes we've had the pleasure of marketing. Early viewing is highly recommended.



**FIVE RECEPTION AREAS & THREE BATHROOMS**  
**GUEST CLOAKROOM & UTILITY ROOM**  
**OVER £3,000 SQ FT OF ACCOMMODATION**  
**STUNNING FAMILY HOME**  
**VISUALLY ATTRACTIVE DETACHED PROPERTY**  
**FIVE DOUBLE BEDROOMS**  
**GARAGE & DRIVEWAY PARKING**  
**CLOSE TO LOCAL SCHOOLS**  
**UTILITY ROOM & GUEST CLOAKROOM**  
**HUGE LEVEL PLOT**

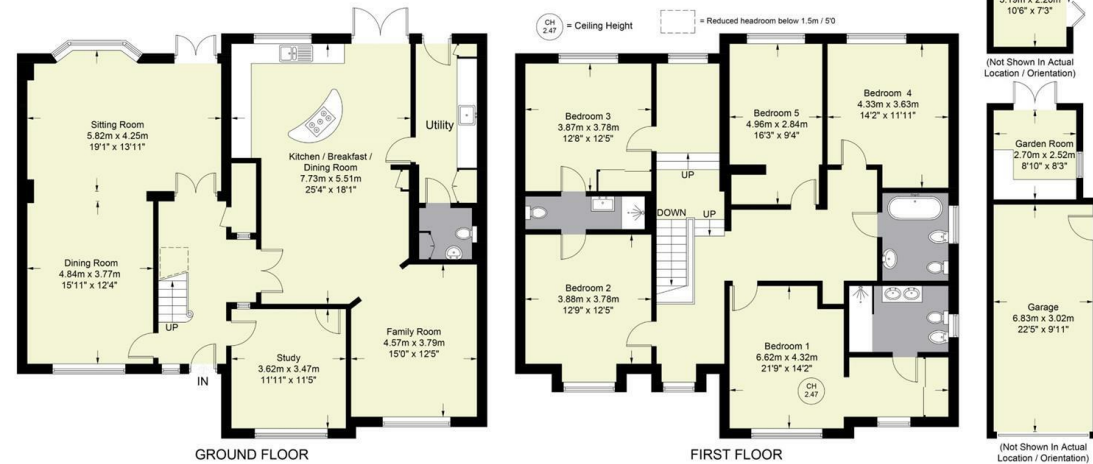






### Marlow Road

Approximate Gross Internal Area (Including Garage)  
 Ground Floor = 1524 sq ft / 141.6 sq m  
 First Floor = 1427 sq ft / 132.6 sq m  
 Outbuildings = 369 sq ft / 34.3 sq m  
 Total = 3320 sq ft / 308.5 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.



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.

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