



Marlow Road, High Wycombe, Buckinghamshire, HP11 1TG

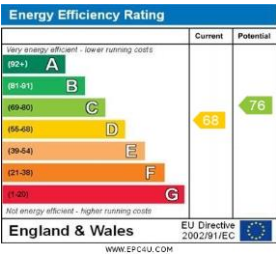
A substantial house with exceptional accommodation offering huge potential in sought after location - viewing essential.

| Substantial Detached Family Home Approaching 4000 Sq. Ft. | Reception Hall | Sitting Room | Family Room/Study | Dining Room | Large Kitchen/Breakfast Room | Utility Room | Bedroom | Shower Room | Landing | principle Bedroom with Dressing Room and En Suite Bathroom | Bedroom 2 with En Suite Shower Room and Dressing Room | Bedroom 3 and Family Bathroom | ANNEXE comprising Cloakroom, Ground Floor Sitting Room and Kitchen/Dining Room, Two First Floor Bedrooms and Bathroom (This could be incorporated into the main accommodation if required) | Gas Central Heating | Double Glazing | Ample Off Street Parking | Garage/Store | Large Level Gardens | Viewing Strongly Recommended to be Appreciated |

We are delighted to offer this exceptionally spacious detached family home with flexible accommodation, approaching 4000 sq ft, featuring a self-contained annexe which could easily be incorporated into the main accommodation if required. The property has been a cherished family home for many years and whilst requiring a degree of general updating, offers a marvellous opportunity to create a 'forever' home. There is ample driveway parking to the front and extensive gardens to the rear backing on to school playing fields. The property sits amongst some of the finest houses in the town and is situated within walking distance of both John Hampden and Wycombe High Grammar Schools as well as being conveniently located for the M40 motorway and High Wycombe town centre.

Price... £1,130,000

Freehold



LOCATION

Situated in a highly sought after location, 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 2-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 multi roundabout system in the town centre, ascend Marlow Hill, heading towards the M40 motorway, and as you pass through the second set of traffic lights, filter to the right. Pass through the lights and take the first exit onto Marlow Road. Pass over the mini roundabout, continue for approximately 150 metres and the property will be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band G

EPC RATING

D

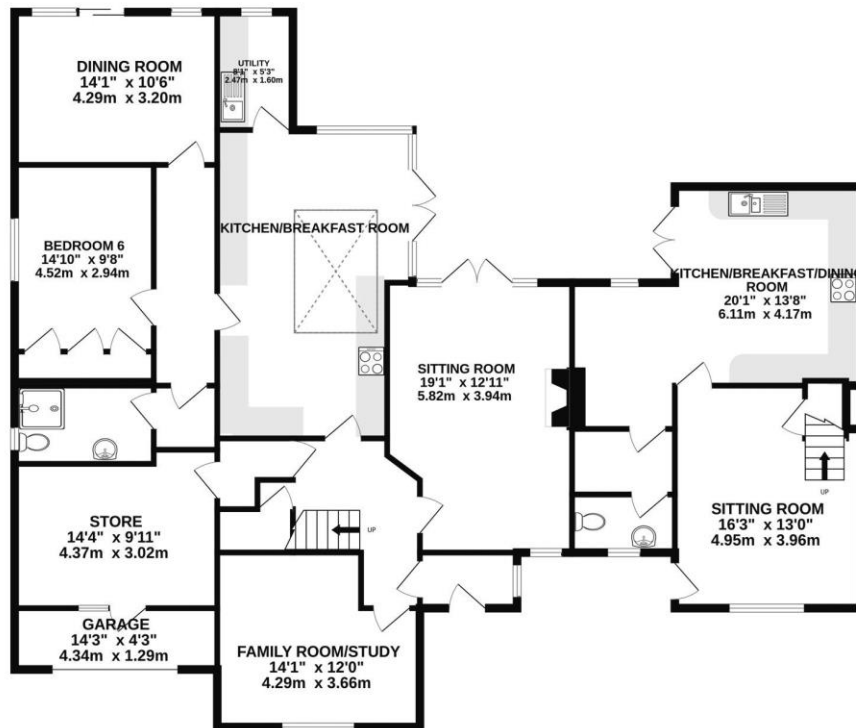
MORTGAGE

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

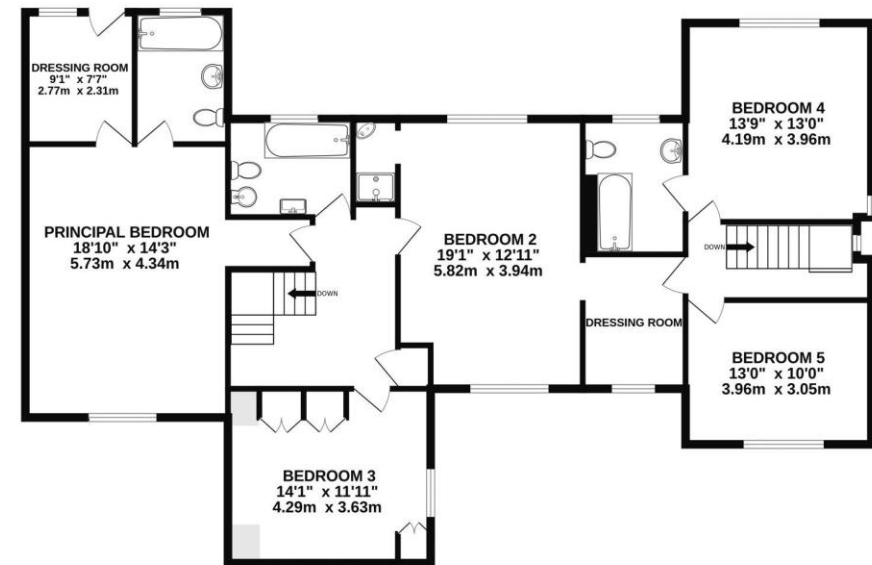


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

GROUND FLOOR
2160 sq.ft. (200.7 sq.m.) approx.



1ST FLOOR
1632 sq.ft. (151.6 sq.m.) approx.



TOTAL FLOOR AREA : 3792 sq.ft. (352.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership