



Marlow Hill, High Wycombe, Buckinghamshire, HP11 1QL

We are delighted to offer for sale this substantial detached family home, owned by the same family for decades and now offered with no upper chain.

Entrance Hall | Formal Lounge | Dining Room | Family Room | Kitchen | Utility | Feature Curved Staircase | First Floor Landing | Four Bedroom | Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Large West Facing Rear Gardens | Backing Directly On To Tom Burts Hill | Driveway Parking | Garage | In Need Of Updating And Improvement | Feature Curved Staircase |

We are delighted to offer for sale this substantial detached family home, owned by the same family for decades and now offered with no upper chain. This large four-bedroom property does require some updating and improvement but is situated on a generous size plot with westerly facing garden backing directly on to Tom Burts Hill in central Wycombe. The town centre, railway station, boys and girls' grammar schools as well as the lorded Wycombe Abbey School are all within a short walk. Parking is provided by the driveway at the front and the property offers an excellent blank canvas for anyone looking for a character family home that offers plenty of potential for extension and expansion yet further. We hold keys for viewings.

Price... Offers in Excess of £1,000,000

Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

LOCATION

Whilst being in a prime residential location, the property has the benefit of being close to the town centre, the railway station and the renowned Royal Grammar School, as well as other highly regarded state and Grammar Schools and the private Godstowe and Wycombe Abbey Schools. Shopping facilities in and around the town are easily accessible as is the railway station with trains into the City and north to Birmingham and the M40 is just a short drive. High Wycombe also provides an array of leisure and hospitality facilities, all within close proximity.

DIRECTIONS

From the town centre proceed up Marlow Hill and at the brow of the hill follow the road round to the right and then continue following the signs for the town centre, heading back down the hill. Go past the turning for Wordsworth Road on your left and 22 Marlow Hill is the first house on your left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band G

EPC RATING

D

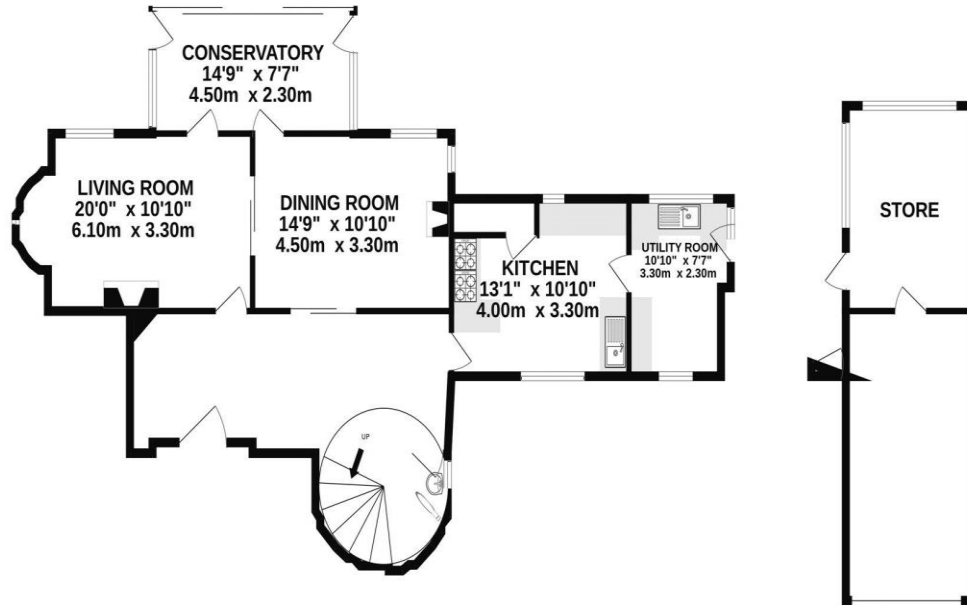
MORTGAGE

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

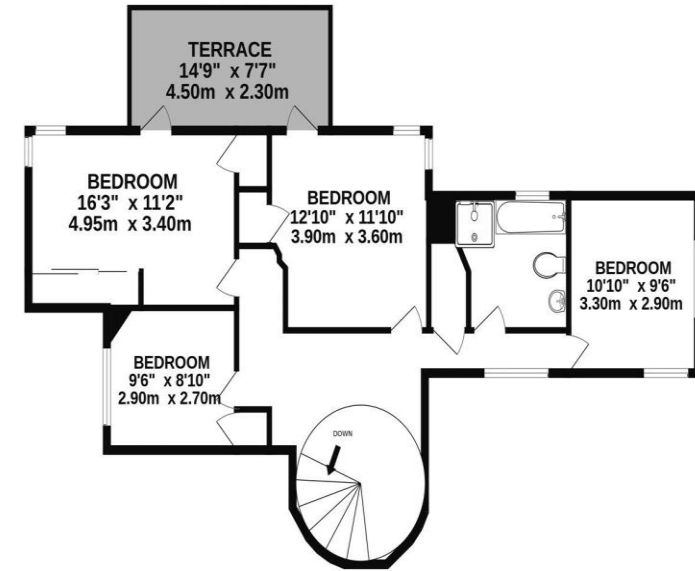
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 1604 sq.ft. (149.0 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.
Made with Metropix ©2024

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership