



# 16 Marlow Hill, High Wycombe, Buckinghamshire, HP11 1QL

A bright and spacious 1930's four bedroom detached family home offered to the market in good condition throughout and with NO ONWARD CHAIN. This fantastic family home is situated in an elevated secluded position just off the extremely sought after Marlow Hill and backs onto open fields (Tom Burt's Hill). High Wycombe town centre and mainline railway station (which connects to London Marylebone in under 30 minutes) are within walking distance of the property. The accommodation comprises: entrance hall, living room with bay window, dining room, modern fitted kitchen, snug/family room with bay window, utility room, guest cloakroom, four double bedrooms, en-suite shower room, family bathroom and separate W/C on the first floor. The property further benefits: 180ft enclosed gardens, double garage, driveway parking and gas central heating.



**LARGE FOUR BEDROOM DETACHED**  
**180FT ENCLOSED GARDENS**  
**BACKING ONTO TOM BURT'S HILL**  
**DOUBLE GARAGE**  
**AMPLE DRIVEWAY PARKING**  
**NEWLY FITTED WET ROOMS**  
**NEWLY FITTED KITCHEN**  
**WALK OF TOWN CENTRE & TRAIN STATION**  
**CLOSE TO GRAMMAR SCHOOLS**  
**NO ONWARD CHAIN**







## Marlow Hill

Approximate Gross Internal Area

Ground Floor = 904 sq ft / 84.0 sq m

First Floor = 904 sq ft / 84.0 sq m

Double Garage = 330 sq ft / 30.7 sq m

Total = 2138 sq ft / 198.7 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.

**Hurst** Estate Agents

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)