



FORD & PARTNERS

— ESTATE AGENTS —



43 Marlow Road, High Wycombe, HP11 1TG

This beautifully renovated three-bedroom detached home on Marlow Road, High Wycombe, offers modern comfort with generous living space and excellent outdoor features.

The property boasts a newly fitted kitchen, bathroom and cloakroom with stylish, contemporary finishes, as well as a spacious garden room perfect for relaxation or entertaining.

Outside, the large rear garden, with private gardener included, provides ample space for families or outdoor gatherings, while the driveway offers parking for multiple cars. Additional features include a garage and a separate workshop, ideal for extra storage.

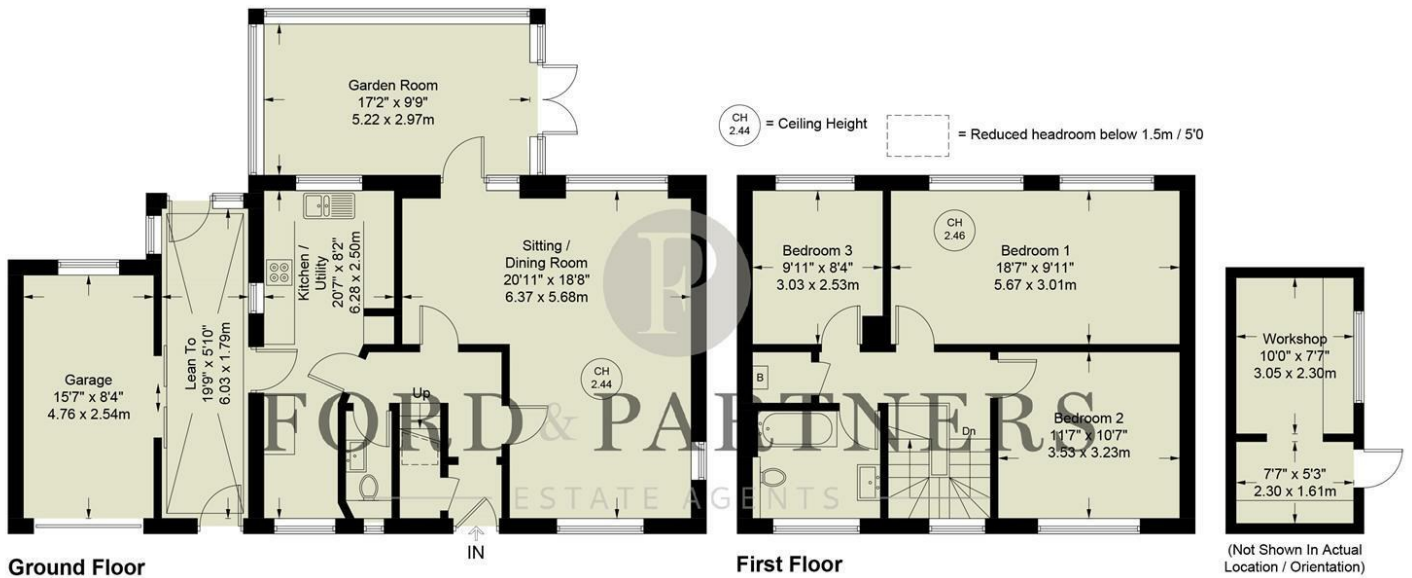
Situated in a desirable location with excellent transport links, this stunning home is ready to move into immediately!

- **Recently Renovated Family Home**
- **New Fully Fitted Kitchen & Bathroom**
- **Large Reception Room**
- **Three Newly-Carpeted Bedrooms**
- **Gas Central Heating**
- **UPVC Double Glazed Windows**
- **Driveway Parking for Multiple Cars**
- **Separate Garage & Workshop**
- **Large Rear Garden w/ Included Gardener**
- **Available Immediately!**

£2,650 Per month

Marlow Road, HP11

Approximate Gross Internal Area
Ground Floor = 1032 sq ft / 95.9 sq m
(Including Garage)
First Floor = 575 sq ft / 53.4 sq m
Outbuilding = 118 sq ft / 11.0 sq m
Total = 1725 sq ft / 160.3 sq m



Floor Plan produced for Ford & Partners 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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

