



**65 NEWTOWN ROAD, MARLOW**  
**PRICE: OFFERS OVER £500,000 FREEHOLD**



**65 NEWTOWN ROAD  
MARLOW  
BUCKS SL7 1LG**

**PRICE: OFFERS IN EXCESS OF £500,000  
FREEHOLD**

A detached bungalow set on a level 127øby 42ø  
(38.70 x 12.80m) plot just over half a mile from  
Marlow High Street, offering potential for one  
replacement dwelling or possibly a pair of semi-  
detached houses, subject to usual consents.

**DETACHED BUNGALOW: 127 FT PLOT:  
SCOPE FOR DEVELOPMENT:  
POPULAR RESIDENTIAL AREA:  
43 FT FRONTAGE TO NEWTOWN ROAD:  
EASY ACCESS TO MOTORWAYS AND  
MARLOW HIGH STREET:  
CASH BUYERS ONLY PLEASE.**



**VIEWING:** To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you on your inspection.



**DIRECTIONS:** Entering Marlow over the River Bridge, turn right at the mini roundabouts into Station Road. This becomes Dedmere Road. At the T junction at the end, turn left into Newtown Road. Number 65 will be found on the right just after the Holland Road turning.



**M42220418**

**EPC BAND: F**

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**