



**7 BENCOMBE ROAD, MARLOW BOTTOM
OFFERS IN THE REGION OF £750,000 FREEHOLD**

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MILSOM

**7 BENCOMBE ROAD
MARLOW BOTTOM
BUCKS SL7 3NZ**

OFFERS IN THE REGION OF £750,000

This superbly presented and tastefully modernised four bedroom detached home is offered for sale in immaculate decorative order having been refurbished in 2020 and is located in one of Marlow Bottom's most sought after cul de sacs..

**40FT LANDSCAPED REAR GARDEN:
FOUR BEDROOMS:
REFITTED ENSUITE SHOWER ROOM,
BATHROOM AND CLOAKROOM:
LIVING/DINING ROOM:
REFITTED KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: GAS CENTRAL HEATING:
DOUBLE GLAZING: COVED CEILINGS:
INTEGRAL GARAGE/STORE.**

TO BE SOLD: this modern four bedroom detached family home is situated in the popular village of Marlow Bottom within two miles of Marlow High Street. The property has been much improved by the current owners with work that has included redecoration throughout, the installation of a luxury kitchen/breakfast room, creation of a utility room and the refitting of the ensuite shower room, bathroom and cloakroom. Elsewhere, an inspection will reveal good sized and particularly light rooms in a pleasant cul de sac close to walks, local shops and open countryside within Burford School catchment. Marlow has an excellent range of shopping, sporting and social facilities and schools for children of all ages as well as a railway station with trains to London Paddington, via Maidenhead. The M4 and M40 are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

ENTRANCE HALL composite front door, wood block flooring, stairs to First Floor with recess under, encased radiator, wall thermostat.

CLOAKROOM refitted with white suite of corner basin with tiled splash back, low level w.c., tiled floor, heated towel rail.



LIVING/DINING ROOM a double aspect room with double glazed door to the rear garden, wood block flooring, two radiators, television aerial point and wide opening to



KITCHEN/BREAKFAST ROOM refitted with comprehensive range of contemporary wall and base units with stone style working surfaces, AEG double

oven, one and a half stainless steel sinks with mixer taps and grooved drainer, AEG dishwasher, built in fridge and freezer, vertical radiator, spot lighting, AEG induction hob with stainless steel back plate and extractor hood, porcelain tiled floor and door to



UTILITY ROOM white gloss wall and base units with granite style working surfaces, cupboard housing Glow-worm gas fired boiler, space and plumbing for washing machine, space for tumble dryer, porcelain tiled floor, broom cupboard with consumer unit, spot lighting, radiator.

FIRST FLOOR LANDING spot light, radiator, access to loft.



BEDROOM ONE radiator and door to



ENSUITE SHOWER ROOM refitted with white suite of large shower cubicle with tiled wall surrounds, sliding glazed door, power shower with d spot lights, pedestal basin, low level w.c., tiled floor, heated towel rail with inset radiator, extractor fan.



BEDROOM TWO double glazed window overlooking the rear garden, radiator.

BEDROOM FOUR radiator, double glazed window overlooking the rear garden.

BEDROOM THREE with radiator.



BATHROOM refitted with white suite of low level w.c., wash basin with vanity drawers, heated towel rail, tiled floor, panel bath, separate shower unit and screen, tiled floor and wall surrounds, extractor fan.

OUTSIDE

THE FRONT GARDEN has driveway parking for two cars with a lawn area to side with mature shrubs and bushes and gated rear access to the rear.

GARAGE/STORE with up and over door, light and power, water tap.



THE REAR GARDEN measures approximately 40ft has been cleverly landscaped with a wide flagstone patio, lawn area, brick retaining walls, steps and further flagstone patio with timber garden shed and panel fencing.

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EPC BAND: D

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

DIRECTIONS: from our Marlow high street office proceed to the obelisk turning right into Spittal Street over the roundabout and left into Wycombe Road. Take the first exit at the roundabout and left again into Marlow Bottom Road. Take the first right into Hill Farm Road and towards the top of the hill turn left into Juniper Road. Take the second left into Bencombe Road where number 7 is on the left.

MONEY LAUNDERING REGULATIONS:

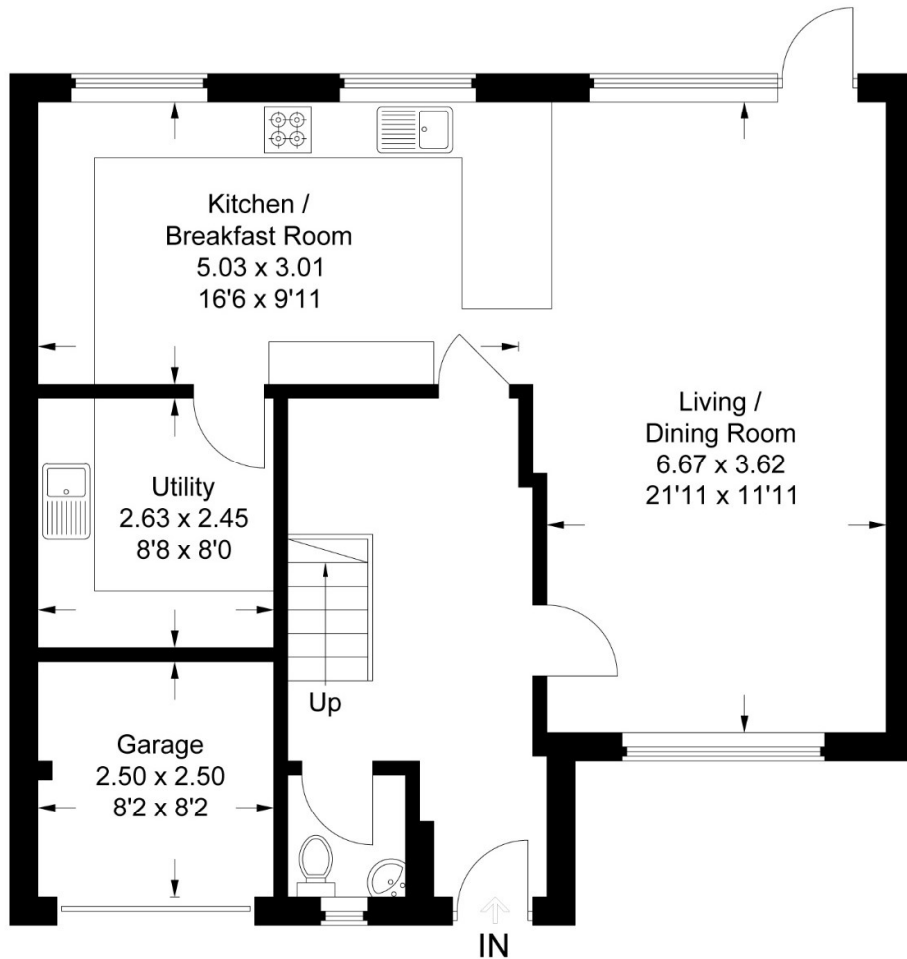
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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, fixtures and fittings.

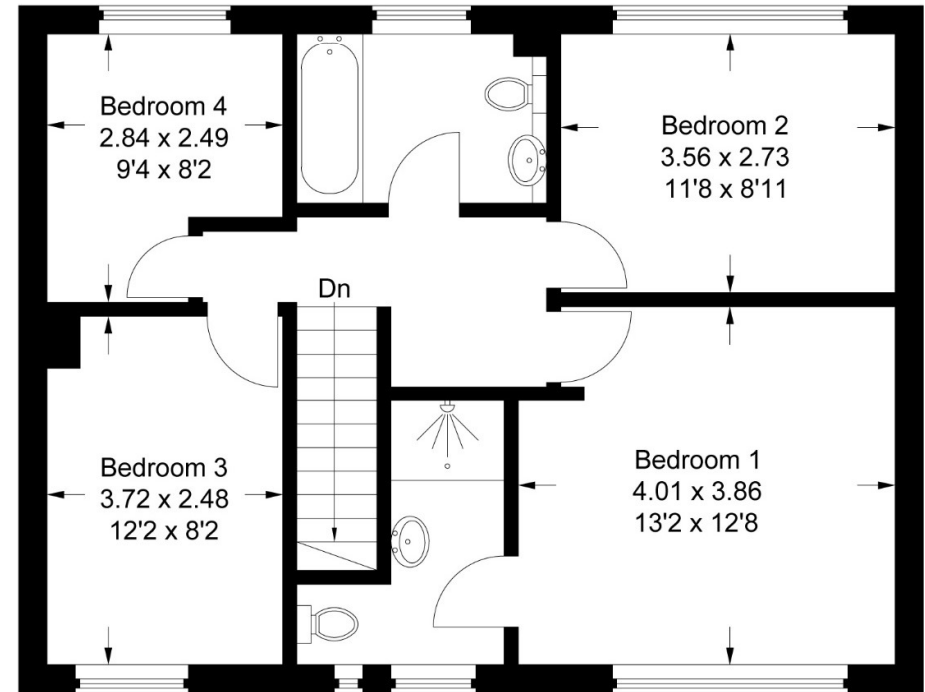
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

7 Bencombe Road

Approximate Gross Internal Area
Ground Floor = 74.3 sq m / 800 sq ft
First Floor = 60.3 sq m / 649 sq ft
Garage = 6.5 sq m / 70 sq ft
Total = 141.1 sq m / 1,519 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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