

Marlow

15a Oak Tree Avenue | Marlow | Bucks | SL7 3EN



Price £1,200,000

ACCOMMODATION

- Reception hallway and cloakroom
- Spacious kitchen/dining/living room
- Study / second reception room
- Main bedroom & en suite shower room
- Three further ample double bedrooms
- Family bathroom / shower room
- Garage with utility room
- Driveway parking for three cars
- Please call Colombs on 01844 214421

Landscaped contemporary rear



An individual 4 bedroom detached family home that has been significantly extended and remodeled in recent years providing exemplary accommodation ideal for today's modern lifestyle. The property is light and spacious throughout with a high electrical technical specification. The main hub of the house is the bespoke recently fitted kitchen/dining/living room with full width bifolding doors opening on the landscaped gardens, ideal for alfresco dining and entertaining. There is a separate well appointed study/



2nd reception area with a range of quality built in furniture offering a range of storage options. From the hallway there is a spacious cloakroom and an integral door opening into the garage where there is a utility area with space for appliances as well as the Worcester boiler for the heating. On the first floor there is a main bedroom suite with seven built in cupboards providing useful storage options and a contemporary en suite shower room with walk in shower. There are three further good sized double bedrooms with ample storage and The modern family bathroom contains a beautiful free standing bath as well as a separate shower cubicle. To the front of the property there is driveway parking for three vehicles.

KEY FEATURES

- Stunning kitchen/dining/living room with full width bifold doors to garden
- High tec electrical system throughout
- Superb contemporary finish & underfloor heating in certain rooms
- Landscaped gardens ideal for al fresco dining and entertaining
- Four well appointed double bedrooms with ample storage
- Two contemporary bathroom/shower rooms
- A short walk to Marlow's bustling High Street and local amenities.
- Excellent education system with good school catchment area



MARLOW

Marlow is a vibrant town situated on the banks of The River Thames. The High Street has a bustling vibe with numerous independent shops, cafes, restaurants and bars. There is an excellent education system catering for all ages. There are a vast variety of recreational facilities within the area catering for all sports, interests and ages. Marlow is surrounded by glorious open countryside with beautiful walks. There is a train station to Paddington (via Maidenhead where the new Elizabeth Line operates) as well as fast trains from High Wycombe direct into Marylebone. Motorway links are exceptions with the M40, M4 and M25 all within easy driving distance. Marlow is an ideal area for both families as well as professionals commuting to London

Local Authority – Buckinghamshire Council

Council Tax - F

EPC - C

15A Oak Tree Avenue

Approximate Gross Internal Area
Ground Floor = 79.3 sq m / 853 sq ft
First Floor = 67.4 sq m / 725 sq ft
Total = 146.7 sq m / 1,578 sq ft
(Including Garage)



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.
© CJ Property Marketing Ltd Produced For Colombs



Colombs

1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

01844 214421

thame@colombs.co.uk

www.colombs.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.