



**27 WESTHORPE PARK, LITTLE MARLOW**  
**PRICE: £335,000**

**am** ANDREW  
MILSON

**27 WESTHORPE PARK  
LITTLE MARLOW  
BUCKS SL7 3RH**

**PRICE: £335,000**

A superbly appointed two double bedroom detached park home situated in this popular setting close to open countryside, the River Thames and conveniently located between both Bourne End and Marlow centres.

**LANDSCAPED LOW MAINTENANCE GARDEN: IMPRESSIVE KITCHEN/DINER WITH FITTED APPLIANCES: LIVING ROOM WITH PART VAULTED AND BEAMED CEILING & FEATURE FIREPLACE: MAIN BEDROOM WITH DRESSING ROOM & ENSUITE SHOWER ROOM: FURTHER DOUBLE BEDROOM:  
BATHROOM:DRIVEWAY PARKING: GAS CENTRAL HEATING TO RADIATORS:  
NO ONWARD CHAIN.**

**TO BE SOLD:** a unique opportunity to purchase this impressive and tastefully presented two bedroom detached park home built by Tingdene in 2022 providing living accommodation of an extremely high specification. Westthorpe Park is located within two miles of Marlow High Street with an excellent range of shopping, sporting and social facilities. The railway station is also within a short level walk with train service to Paddington, via Maidenhead, which will connect to Crossrail soon. The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed front door to



**OPEN PLAN KITCHEN/DINER** with a fitted range of shaker style floor and wall units, stainless steel gas hob with extractor fan over, one and a half bowl single drainer sink unit, integrated oven and microwave, central island/breakfast bar, integrated washing machine, dishwasher and fridge freezer, wooden flooring, dual aspect double glazed window with Velux window over, radiator, wine fridge and glazed doors to Living Room



**LIVING ROOM** a triple aspect room with double glazed windows and doors to outside, part vaulted and beamed ceiling, feature fireplace.



**BEDROOM ONE** full height double glazed window, vertical radiator.

**DRESSING ROOM** two double built in wardrobes and door to



**ENSUITE SHOWER ROOM** comprising double sized tile and glazed shower cubicle, vanity wash hand basin, low level w.c., double glazed frosted window, fully tiled walls and heated towel rail.



**BATHROOM** white suite comprising a shaped bath with mixer taps and shower attachment, vanity wash hand basin, low level w.c., heated towel rail, fully tiled walls, double glazed frosted window.



**M47190623**  
**COUNCIL TAX BAND: A**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

**DIRECTIONS:** using the postcode **SL7 3RH** in driving from the A404 towards Bourne End, the entrance to Westhorpe Park can be found, after a short distance, on the right hand side.

**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.



**BEDROOM TWO** full height double glazed window, built in wardrobes, radiator.

#### **OUTSIDE**



There is a paved and shingled driveway to one side which continues round to the front of the property which provides an ideal seating and entertaining area.

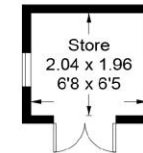
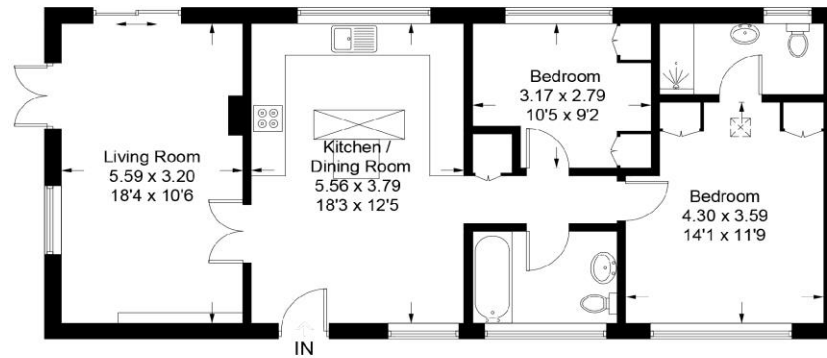
Current owners pay £195 pitch fees per month and the water is metered and the owners currently pay approximately £15 per month.

## 27 Westhorpe Park

Approximate Gross Internal Area = 77.2 sq m / 831 sq ft

Store = 4 sq m / 43 sq ft

Total = 81.2 sq m / 874 sq ft



(Not Shown In Actual  
Location / Orientation)