



**VALLEY END, 324 MARLOW BOTTOM, MARLOW
OFFERS IN THE REGION OF £900,000 FREEHOLD**

am ANDREW
MILSOM

**VALLEY END
324 MARLOW BOTTOM
MARLOW
BUCKS SL7 3QH**

OFFERS IN THE REGION OF £900,000

Situated at the end of Marlow Bottom in an outstanding semi rural location with views over farmland, a brand new Architect designed four bedroom detached family home with superbly planned and fitted accommodation.

**87FT REAR GARDEN PLUS SIDE PATIO:
FOUR BEDROOMS: TWO BATH/SOWER
ROOMS (ONE ENSUITE): CLOAKROOM:
TWO RECEPTION ROOMS:
KITCHEN/DINING ROOM:
UTILITY ROOM: GAS RADIATOR &
UNDERFLOOR HEATING:
DOUBLE GLAZING: SOLAR HEATING:
DRIVEWAY PARKING:
10 YEAR BUILDING WARRANTY.**

TO BE SOLD: This attractive four bedroom detached brand new home offers well designed accommodation ideal for modern living and is situated at the end of Marlow Bottom where a number of delightful walks can be found nearby and easy access to the M40 gained. The property is situated in the Burford School catchment area and is just over a mile from a parade of shops. Marlow High Street has an excellent range of shopping, sporting and social facilities as well as 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 at Maidenhead & High Wycombe respectively. The accommodation comprises:

CANOPY ENTRANCE oak beams, outside light and front door to

ENTRANCE HALL wooden flooring, stairs to First Floor with cupboard under, recess spot lighting.

CLOAKROOM white suite of low level w.c. with concealed cistern, tiled floor and walls, wash basin with vanity cupboard, mirror fronted medicine cabinet, extractor fan, spot lighting, heated towel rail.



SITTING ROOM a double aspect room with bifold doors onto patio, spot lighting, window to front.

FAMILY ROOM a double aspect room with windows and view over Ragmans Lane to farmland, spot lighting.

UTILITY ROOM range of grey wall and base units, contrasting granite style working surface, single drainer sink unit with mixer tap, gas fired combination boiler, manifolds for underfloor heating, space and plumbing for washing machine, tiled floor, extractor fan, spot lighting.

KITCHEN/DINING ROOM a triple aspect room with bifold doors onto the patio, range of grey wall and base units, granite working surfaces, one and a half sinks with grooved drainer, mixer tap, Neff four ring

induction hob with cooker hood and oven, oven under, bin store, Neff dishwasher, built in fridge and freezer, retractable larder, wooden flooring, space for dining table, spot lighting.



FIRST FLOOR LANDING spot lighting, Velux roof light, radiator, access to loft.



BEDROOM ONE double glazed window overlooking the rear garden, radiator, spot lighting and door to

ENSUITE SHOWER ROOM white suite of low level w.c. concealed cistern, wash basin with vanity cupboard, heated towel rail, walk in shower cubicle with glazed door, overhead rose and hand held

attachment, tiled floor and walls, spot lighting, extractor fan.

BEDROOM TWO a double aspect room with deep over stairs recess, superb views over the surrounding farmland.



BATHROOM white suite of panel bath with shower attachment, low level w.c. concealed cistern, wash basin with vanity cupboard, heated towel rail, tiled floor & wall surrounds, shower cubicle with overhead rose and hand held attachment, spot lighting.

BEDROOM THREE radiator, spot lighting, double glazed window with views over farmland.



BEDROOM FOUR a double aspect room with double glazed window overlooking Ragmans Lane to farmland beyond, Juliette balcony with double glazed double doors overlooking the rear garden.

OUTSIDE

THE FRONT GARDEN has been landscaped to create a large gravelled driveway with borders to side for planting of shrubs and flowers etc. There is a flagstone pathway with brick retaining walls leading to the front door and gated side access to



THE REAR GARDEN is 87ft (26.5m) in length including the rear patio and has been landscaped to create a large rear and side flagstone patio, steps up to a further area of tiered garden bordered by panel fencing. There are brick retaining walls and wood panelling with lights, electrical point, water tap and meter cupboard.

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EPC BAND: B

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 office proceed to the obelisk turning right into Spittal Street and over the mini roundabout into Chapel Street. Bear left into Wycombe Road. At the mini roundabout take the first exit and then first left into Marlow Bottom. Proceed to the end of the valley and No 324 is last house on the right before Ragmans Lane.



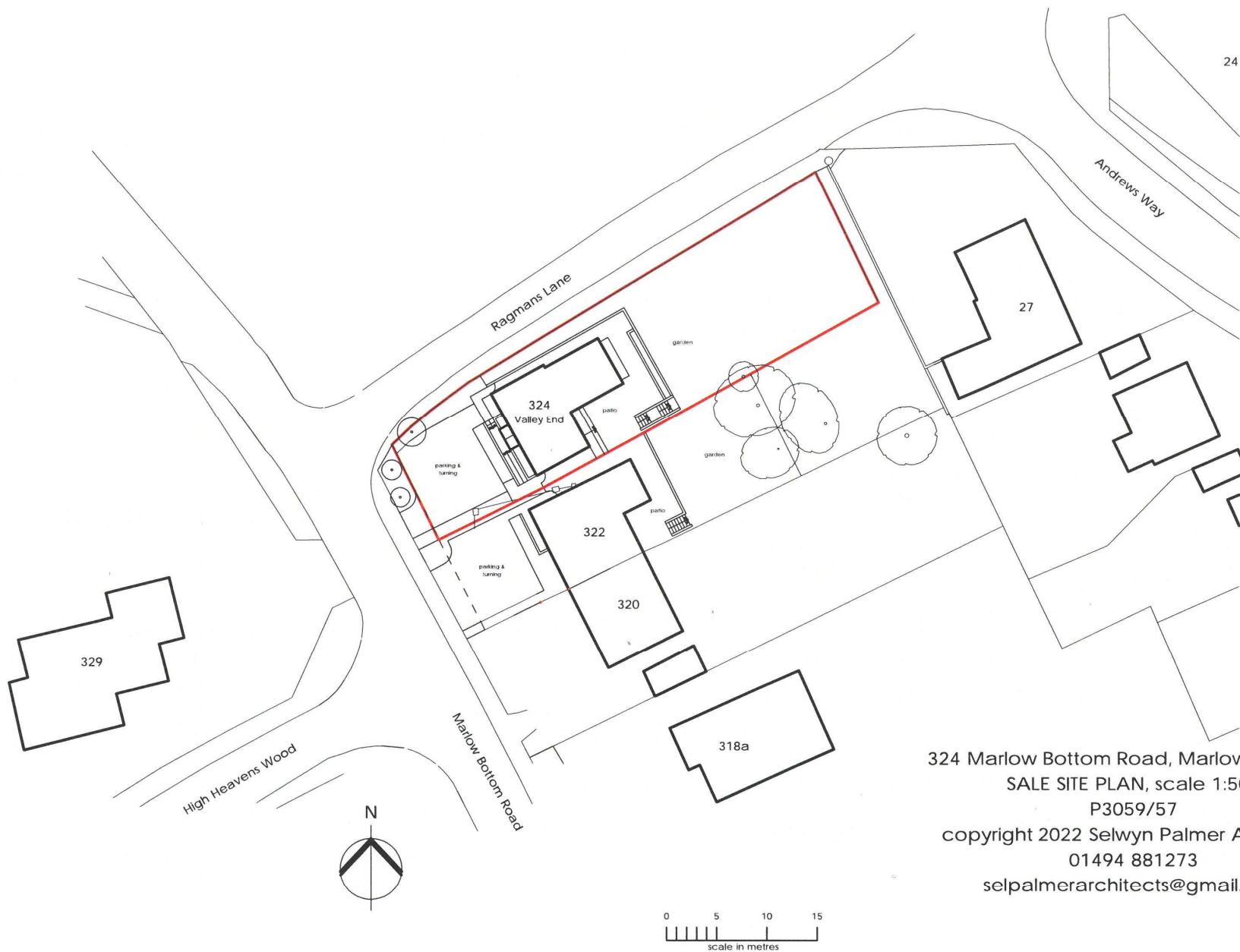
MONEY LAUNDERING REGULATIONS:

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.

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


**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

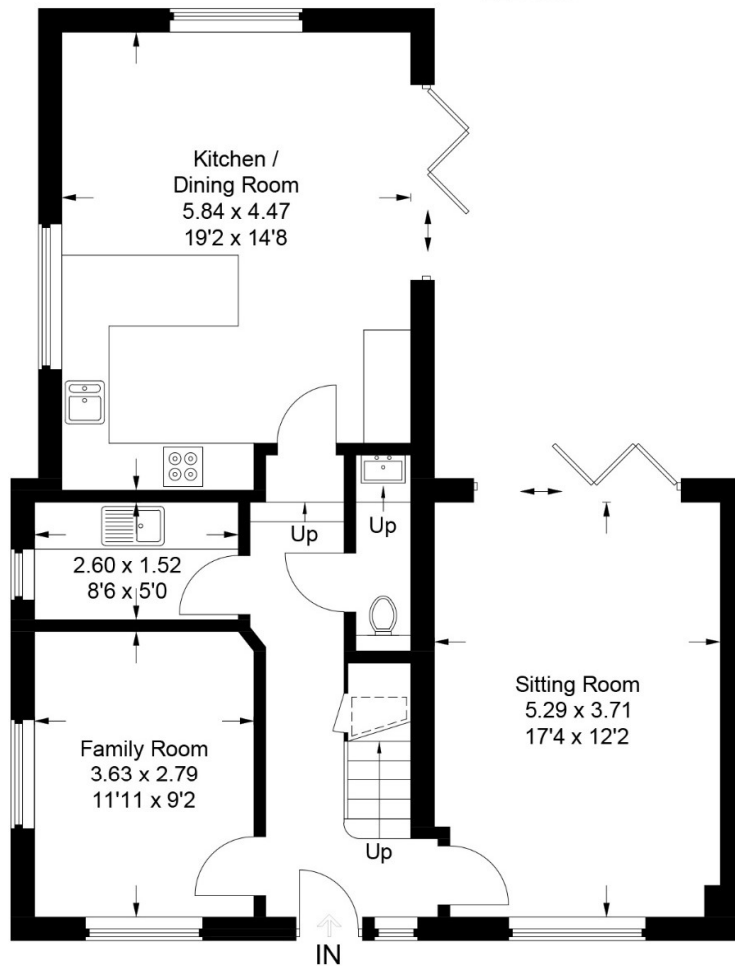


324 Marlow Bottom Road, Marlow, SL7 3QH.
SALE SITE PLAN, scale 1:500
P3059/57
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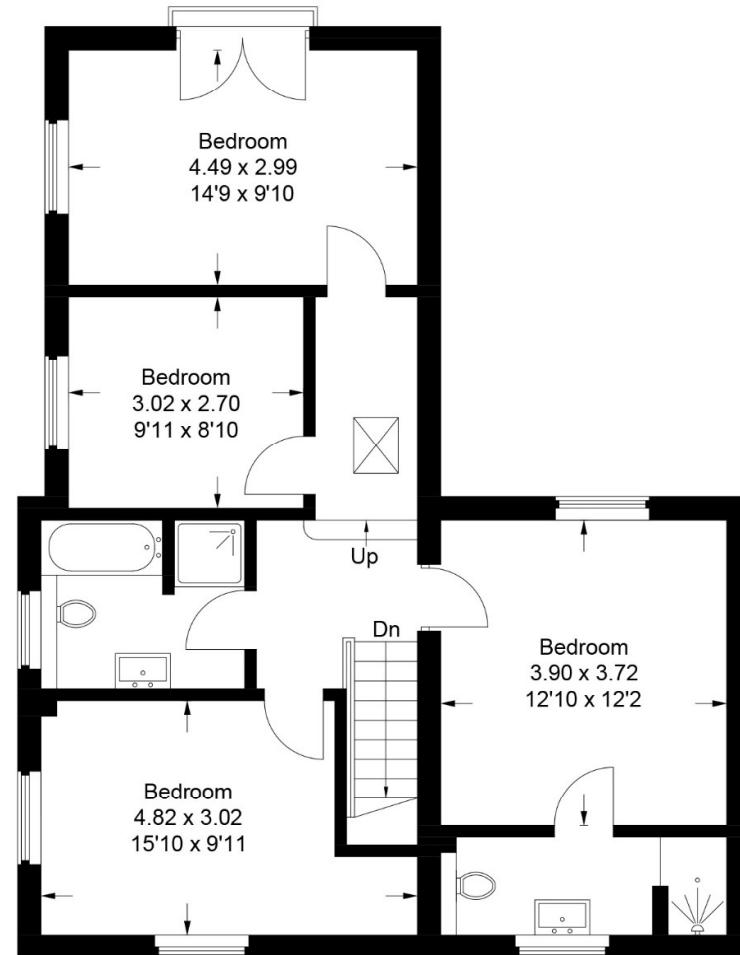
Approximate Gross Internal Area
 Ground Floor = 74 sq m / 796 sq ft
 First Floor = 73.3 sq m / 789 sq ft
 Total = 147.3 sq m / 1,585 sq ft



 = Reduced headroom below 1.5m / 5'0



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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