



**19 ELMTREES PARK, LITTLE MARLOW**  
**PRICE: £185,000**

**am** ANDREW  
MILSON

**19 ELMTREES PARK  
WINCHBOTTOM LANE  
LITTLE MARLOW  
BUCKS SL7 3 RL**

**PRICE: £185,000**

A brand new detached one bedroom park home situated in a secluded setting of just twenty homes adjoining countryside just over a mile and a half from Marlow town centre.

**GARDENS: ONE DOUBLE BEDROOM WITH FITTED WARDROBE: SITTING ROOM: KITCHEN WITH BUILT IN APPLIANCES: SHOWER ROOM: DRIVEWAY PARKING: DOUBLE GLAZING: LPG CENTRAL HEATING TO RADIATORS.**

**TO BE SOLD:** situated in this peaceful and semi-rural setting, a brand new Tingdene detached park home offered for sale with a 10 year manufacturers guarantee. Elmtrees Park is available for people over 50 years old and this property forms part of this well planned and small scale park on the eastern outskirts of Marlow within walking distance of the local farm shop and two pubs in the village of Little Marlow. Marlow itself has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed front door to **ENTRANCE LOBBY.**



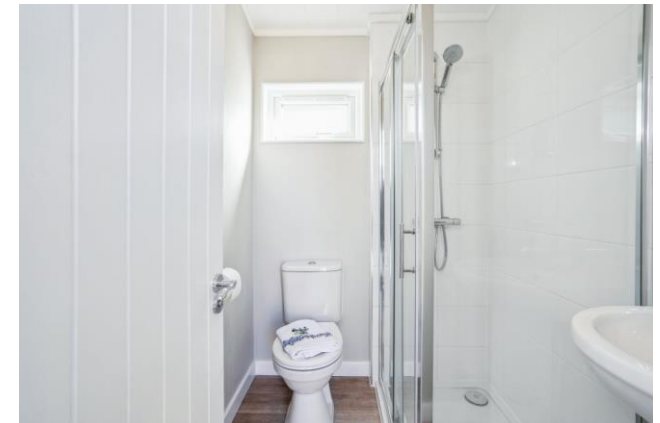
**KITCHEN/BREAKFAST ROOM** fully fitted with Shaker style grey floor and wall units, roll edge work surfaces, single drainer single bowl sink unit, stainless steel gas hob with electric oven below and extractor fan over, dual aspect double glazed windows, concealed central heating boiler, integrated washer/dryer, fridge and freezer, radiator and wide opening to



**SITTING ROOM** dual aspect room with double glazed windows, television aerial point, radiator.



**BEDROOM** double glazed window, fitted wardrobes and radiator.



**SHOWER ROOM** white suite comprising tile and glazed shower cubicle, pedestal wash hand basin, low level w.c., double glazed frosted window, heated towel rail.

**OUTSIDE**

There are lawned gardens to either side of this property and a paved seating area. There are also raised flower borders, useful storage shed and electric power points.

**PARKING** to the front is a shingled driveway providing off road parking with additional visitor parking spaces opposite.

**MONTHLY PITCH FEES:** £235 per month which is reviewed annually in line with CPI figures.

**OCCUPANCY:** restricted to over 50's.

**WATER/ELECTRICITY:** metered and invoiced quarterly.

**M47330923**

**COUNCIL TAX BAND: A**

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

**DIRECTIONS:** leaving Marlow in an easterly direction cross the A404m towards Bourne End. Past the entrance to the garden centre on the left and then Winchbottom Lane is the next turning on the left hand side. Elmtrees Park will be seen after a couple of hundred yards 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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

[allan@attfieldjamesfm.co.uk](mailto:allan@attfieldjamesfm.co.uk)

[www.attfieldjamesfinancialmanagement.co.uk](http://www.attfieldjamesfinancialmanagement.co.uk)

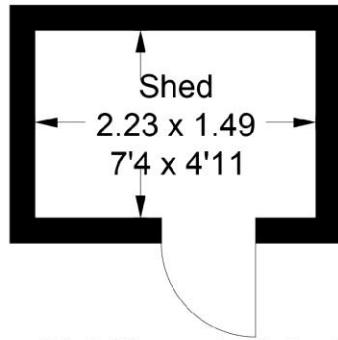
*Your home is at risk if you do not maintain mortgage payments or a loan secured on it.*

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.

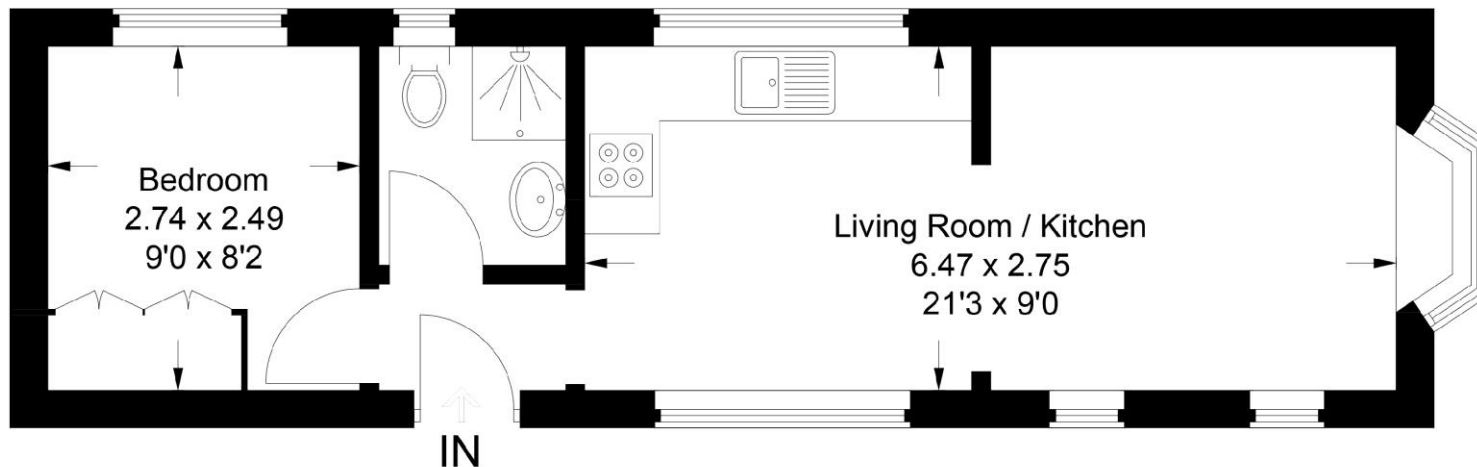
**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.



Approximate Gross Internal Area  
29.8 sq m / 321 sq ft  
Shed = 3.3 sq m / 35 sq ft  
Total = 33.1 sq m / 356 sq ft



(Not Shown In Actual  
Location / Orientation)



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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