



**323 MARLOW BOTTOM, MARLOW**  
**PRICE: £1,150,000 FREEHOLD**

**am** ANDREW  
MILSOM

**323 MARLOW BOTTOM  
MARLOW  
BUCKS SL7 3PT**

**PRICE: £1,150,000 FREEHOLD**

An extremely well appointed and cleverly extended four bedroom detached family home providing well planned and adaptable living accommodation ideally located close to open countryside.

**PRIVATE REAR GARDEN:  
MAIN BEDROOM WITH EN SUITE  
BATHROOM:  
TWO FURTHER FIRST FLOOR BEDROOMS:  
FAMILY BATHROOM: ENTRANCE HALL:  
LARGE LIVING ROOM WITH FEATURE  
FIREPLACE: IMPRESSIVE REFITTED OPEN  
PLAN KITCHEN/DINER: UTILITY ROOM:  
GROUND FLOOR BEDROOM:STUDY:  
SHOWER ROOM: STORE ROOM:  
CLOAKROOM: GAS CENTRAL HEATING:  
AMPLE DRIVEWAY PARKING: DOUBLE  
GLAZING.**

**TO BE SOLD:** This attractive well planned home provides good sized and thoughtfully designed living space which is strongly recommended for an internal inspection. The property is ideally positioned towards the north end of Marlow Bottom Road where there is easy access to the M40 via Ragmans Lane. The property is situated in the popular Burford School catchment area and a mile from village shops. Marlow High Street has an extensive range of shopping, sporting and social facilities as well as schools for children of all ages. There is a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed front door to  
**ENTRANCE LOBBY** with radiator and door to

**ENTRANCE HALL** with tiled floor, radiator, stairs to first floor.



**LIVING ROOM** a front aspect room with double glazed leaded light window, exposed brick feature fireplace with inset cast iron log burner, radiators, TV point.



**OPEN PLAN REFITTED KITCHEN/DINER** fitted with an extensive range of Shaker style floor and wall units, granite work surfaces incorporating a four seater breakfast bar, 5 burner gas hob, double enamel sink, space & plumbing for dishwasher, tiled floor, feature glazed lantern, double glazed doors to the rear garden, tall cupboard housing three electric ovens and a combination microwave, space for fridge/freezer.

**UTILITY ROOM** with enamel sink with cupboards under, space and plumbing for washing machine and tumble dryer, central heating boiler, sky light windows and door to garden.

**CLOAKROOM** white suite of low level w.c., wash basin, radiator.

**STORE ROOM** providing useful storage space, door to garden.



**STUDY** a dual aspect room with double glazed windows, radiator, TV point.

**SHOWER ROOM** tiled and glazed shower, wash hand basin, low level wc, double glazed frosted window, heated towel rail.

**GROUND FLOOR BEDROOM** a front aspect room with double glazed leaded light windows, built in wardrobe, radiator.

**FIRST FLOOR LANDING** Velux window, airing cupboard, radiator.



**BEDROOM ONE** a dual aspect room with Velux windows, built in wardrobe and drawers, radiator.



**EN SUITE BATHROOM** white suite comprising an enclosed panel bath with shower over, wash hand basin, low level wc, double glazed frosted window, heated towel rail.

**BEDROOM TWO** a front aspect room with double glazed window, eaves access, radiator.

**BEDROOM THREE** a rear aspect room with double glazed window, radiator.

**FAMILY BATHROOM** white suite comprising an enclosed panel bath with shower over, wash hand basin, low level wc, heated towel rail, double glazed frosted window.



**OUTSIDE** to the front is a large shingled driveway proving ample parking. Side access leading to the **REAR GARDEN** where there is a full width paved patio leading onto the remainder of the garden which is laid to lawn with panel fence surround, garden shed.

**COUNCIL TAX BAND:F**  
**EPC BAND:**

**M37650423**

**VIEWING:** To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707.** .

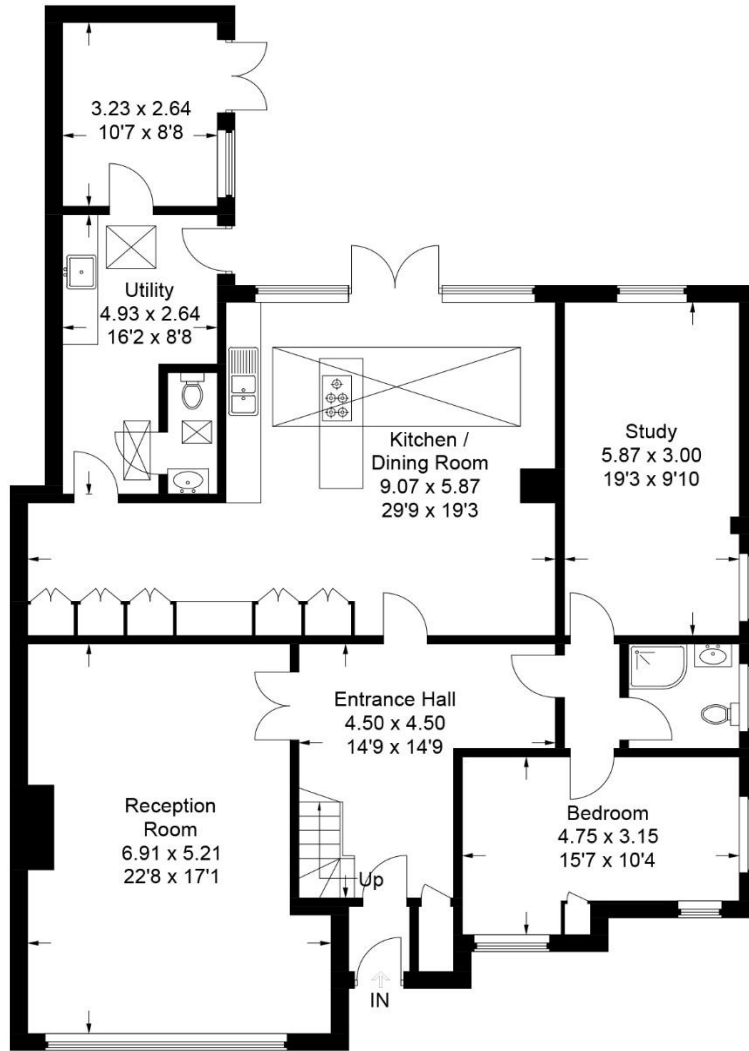
**DIRECTIONS:** from Marlow and using **SL7 3QG** as your SAT NAV reference, turn into Marlow

Bottom Road and proceed for almost two miles and where 323 will be found on the left.

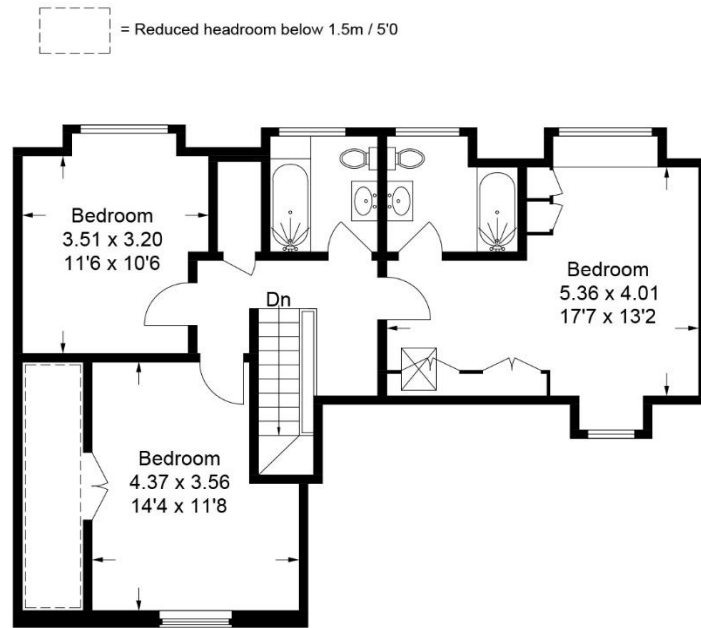
**MONEY LAUNDERING REGULATIONS:**  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

Approximate Gross Internal Area  
 Ground Floor = 157.3 sq m / 1,693 sq ft  
 First Floor = 70.5 sq m / 759 sq ft  
 Total = 227.8 sq m / 2,452 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.