



118 MARLOW BOTTOM ROAD, MARLOW BOTTOM
PRICE: £995,000 FREEHOLD

am ANDREW
MILSON

**118 MARLOW BOTTOM ROAD
MARLOW BOTTOM
BUCKS SL7 3PH**

PRICE: £995,000 FREEHOLD

An extremely spacious five/six bedroom chalet style detached family home situated in this popular residential setting providing well planned and adaptable living accommodation worthy of an internal inspection.

ENTRANCE HALL: LIVING ROOM: DINING ROOM: STUDY/BEDROOM: KITCHEN/BREAKFAST ROOM: UTILITY ROOM: CONSERVATORY: TWO GROUND FLOOR DOUBLE BEDROOMS-ONE WITH EN SUITE SHOWER: BATHROOM: THREE ADDITIONAL FIRST FLOOR BEDROOMS: SHOWER ROOM DOUBLE GLAZED WINDOWS: GAS CENTRAL HEATING TO RADIATORS: AMPLE DRIVEWAY PARKING: LARGE PRIVATE REAR GARDEN: GARAGE.

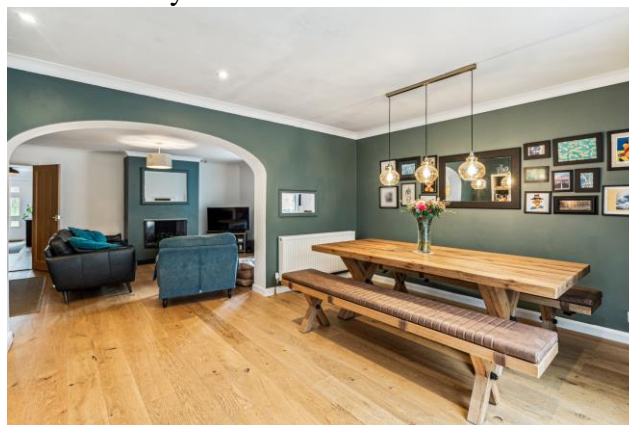
TO BE SOLD: a spacious and well planned chalet style detached family home providing well-kept and adaptable living accommodation conveniently located within a short stroll of the popular Burford Primary School and within walking distance of Marlow Bottom's amenities. Marlow High Street is within two miles with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** wooden flooring, radiator and cloaks cupboard.



LIVING ROOM a side aspect room with double glazed window, feature open fireplace, wooden flooring, radiator, television aerial point and wide archway to



DINING ROOM a rear aspect room with sliding doors to Conservatory, radiator, wooden flooring.

CONSERVATORY with double glazed windows and doors to garden.



KITCHEN/BREAKFAST ROOM fitted with a range of high gloss floor and wall units, Corian work surfaces incorporating a central island, ceramic hob, inset sink, integrated dishwasher, tall cupboard housing oven, grill and microwave, double glazed sliding doors to garden, larder cupboard.

UTILITY ROOM with high gloss floor units, work surface space with inset sink, recess central heating boiler and hot water tank, space and plumbing for washing machine and tumble dryer, tiled floor, door to side.



BEDROOM ONE a front aspect double room with double glazed windows with fitted shutters, radiator and door to

ENSUITE SHOWER ROOM with tile and glazed shower, suspended wash hand basin, low level w.c., tiled floor, heated towel rail, double glazed frosted window.



BEDROOM TWO a front aspect double room with double glazed window with fitted shutters, radiator.



STUDY/BEDROOM a side aspect room with double glazed window and radiator.

BATHROOM white suite comprising tile enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., tiled floor, heated towel rail, double glazed frosted window.

FIRST FLOOR

LANDING with side aspect double glazed window. This area provides a useful sitting area or study space, airing cupboard, storage cupboard.



BEDROOM THREE a dual aspect double room with double glazed window and Velux windows, radiator.

BEDROOM FOUR a side aspect room with double glazed window, recessed desk, wardrobe and radiator.

BEDROOM FIVE a side aspect room with recessed desk, wardrobe, radiator.

SHOWER ROOM comprising tile and glazed shower cubicle, vanity wash hand basin, low level w.c., double glazed frosted window, tiled floor.

OUTSIDE

TO THE FRONT is an area of garden with ample driveway parking leading to the

GARAGE with up and over door, light and power. Gated side access leads to



THE REAR GARDEN which is an attractive feature of this property measuring approximately 90' in length with large paved patio area leading up to a two tiered lawned garden screened by mature trees and panel fencing.

M47720324 **EPC BAND: C**
COUNCIL TAX BAND: E

VIEWING: Please contact our Marlow office
homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 3PH** number 118 can be found approximately two thirds of the way along Marlow Bottom Road on the right hand side.

Approximate Gross Internal Area
 Ground Floor = 176.6 sq m / 1,901 sq ft
 First Floor = 76.3 sq m / 821 sq ft
 Total = 252.9 sq m / 2,722 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.