



3 WINCHBOTTOM LANE, LITTLE MARLOW
PRICE: £550,000 FREEHOLD

am ANDREW
MILSON

**3 WINCHBOTTOM LANE
LITTLE MARLOW
BUCKS SL7 3RJ**

PRICE: £550,000 FREEHOLD

Situated in this ever popular setting and with lovely views to the front over farmland, a mature and extended three bedroom semi-detached home in need of some modernisation offered for sale with no onward chain.

**100' REAR GARDEN: THREE BEDROOMS:
BATHROOM: ENTRANCE HALL:
CLOAKROOM: SITTING ROOM:
DINING ROOM: KITCHEN/BREAKFAST
ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING.**

TO BE SOLD: set within a short stroll of Little Marlow village centre with its two pubs, a great farm shop, fish mongers and butchers, a mature three bedroom extended semi-detached home providing scope to remodel and improve offered for sale with no onward chain. Winchbottom Lane is located between both Bourne End and Marlow centres both of which have a variety of shops and restaurants and railway stations 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** with quarry tiled flooring and door to

ENTRANCE HALL laminated wood floor, radiators and stairs to First Floor Landing with cupboard under.

CLOAKROOM comprising low level w.c., wash hand basin, double glazed frosted window, tiled floor.



SITTING ROOM a front aspect room with double glazed window, open fireplace, laminated wood flooring, radiator and wide opening to



DINING ROOM a rear aspect room with double glazed sliding doors to garden, laminated wood flooring, radiator.



KITCHEN/BREAKFAST ROOM fitted with a range of Shaker style floor and wall units, wooden work surfaces, stainless steel gas hob with extractor fan over, enamel sink, tall cupboard housing oven and grill, space and plumbing for washing machine, space for fridge freezer, integrated dishwasher, tiled floor, rear aspect double glazed window, stable door to side.

BREAKFAST AREA with side aspect double glazed window, laminated wood flooring, radiator and fitted seating.

FIRST FLOOR

LANDING access to loft space, front aspect double glazed window.



BEDROOM ONE a rear aspect room with double glazed window, built in wardrobes, radiator.

BEDROOM TWO a dual aspect room with double glazed windows, radiator.

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



BATHROOM white suite comprising enclosed panel bath with Aqualisa shower over, vanity wash hand basin, low level w.c., double glazed frosted window, radiator, airing cupboard.

OUTSIDE



TO THE REAR the garden measures approximately 100' (30.48m) in length and is predominantly laid to lawn with panel fence surround.

TO THE FRONT there is driveway parking and a shingled area of garden and superb views over the neighbouring farmland.



M47850724

EPC BAND: D

COUNCIL TAX BAND: TBC

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

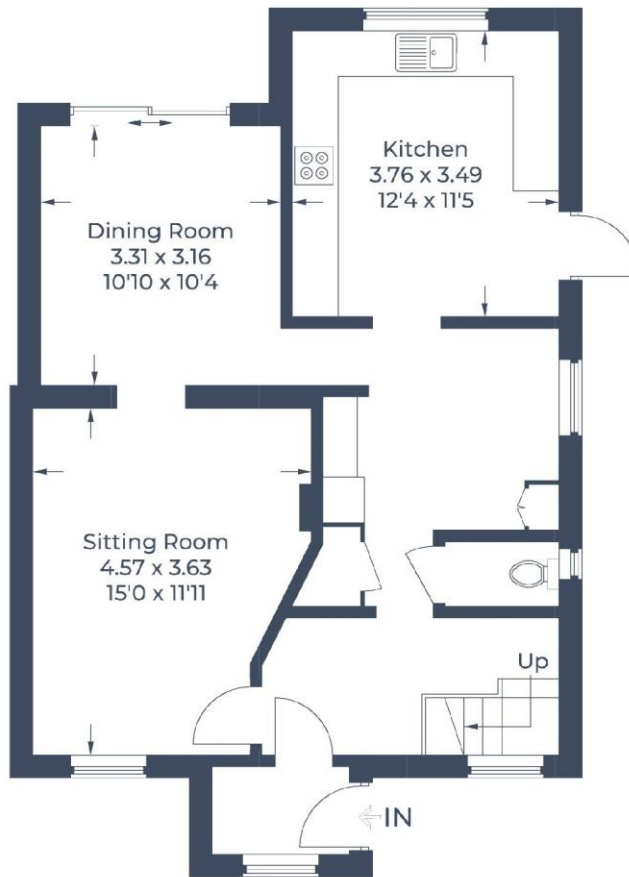
DIRECTIONS: using the postcode **SL7 3RJ** the subject property can be found on the right hand side identified by an Andrew Milsom 'For Sale' board.

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.

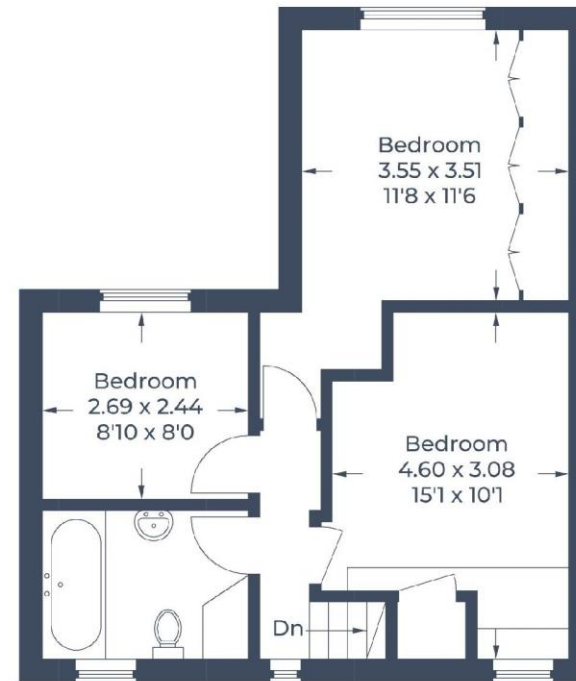
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 63.8 sq m / 687 sq ft
First Floor = 44.3 sq m / 477 sq ft
Total = 108.1 sq m / 1,164 sq ft



Ground Floor



First Floor

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

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