



9 BENCOMBE ROAD, MARLOW BOTTOM
PRICE: £830,000 FREEHOLD

am ANDREW
MILSON

**9 BENCOMBE ROAD
MARLOW
BUCKS SL7 3NZ**

PRICE: £830,000 FREEHOLD

Situated in a pleasant cul-de-sac in the popular village of Marlow Bottom just one and a half miles from Marlow town centre, this well presented and much improved four bedroom detached family house worthy of an internal inspection.

LANDSCAPED REAR GARDEN: FOUR BEDROOMS:

ENSUITE SHOWER ROOM:

FAMILY BATHROOM: ENTRANCE HALL: CLOAKROOM: LIVING ROOM:

KITCHEN/BREAKFAST ROOM:

DINING ROOM:

GAS CENTRAL HEATING:

DOUBLE GLAZING:

OFF ROAD PARKING FOR TWO CARS.

TO BE SOLD: situated in a quiet cul-de-sac in Burford Primary School catchment and within walking distance of local shops, this much improved and well-presented detached house offers ideal family accommodation having been improved and reconfigured by the conversion of the garage into a dining room. The property is highly recommended for an internal viewing. Marlow 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:

Panelled front door to

ENTRANCE HALL with laminated wood flooring, radiators, stairs to first floor.

CLOAKROOM refitted white suite of low level w.c., vanity wash basin with mosaic tiled splash backs, laminated wood floor, radiator, double glazed frosted window.



LIVING ROOM double aspect room with double glazed windows and door to garden, two radiators, television aerial point.



KITCHEN/BREAKFAST ROOM fitted with a matching range of floor and wall units, wood effect work surfaces, ceramic hob with extractor fan over, two seater breakfast bar, tall cupboard housing electric oven, space and plumbing for washing

machine and dishwasher, space for fridge, concealed central heating boiler, rear aspect double glazed window and door to garden, laminated wood flooring, wide opening to:



DINING ROOM a front aspect room with double glazed window, laminated wood flooring, radiator.

FIRST FLOOR

LANDING access to insulated and part boarded loft, airing cupboard, radiator.



BEDROOM ONE a front aspect room with double glazed window, fitted mirrored wardrobes, laminated wood flooring, radiator and door to



ENSUITE SHOWER ROOM refitted with white suite of large shower cubicle with glazed screen, vanity wash basin, low level w.c., radiator, tiled floor, heated towel rail.



BEDROOM TWO front aspect room with double glazed window, recess for computer table, radiator.



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

BEDROOM FOUR a rear aspect room with double glazed window, overhead cupboard, radiator.

FAMILY BATHROOM refitted white suite comprising enclosed panel bath with shower over, vanity wash basin, low level wc, part tiled walls, laminated wood flooring, heated towel rail, double glazed frosted window.

OUTSIDE



LANDSCAPED REAR GARDEN The garden has been thoughtfully redesigned and offers a high degree of privacy. Full width paved patio with steps up to a lawned area with sleeper edge further steps up to a

decked entertaining area with pergola and wooden seating.

M38540724

EPC BAND: TBC

COUNCIL TAX BAND: TBC

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

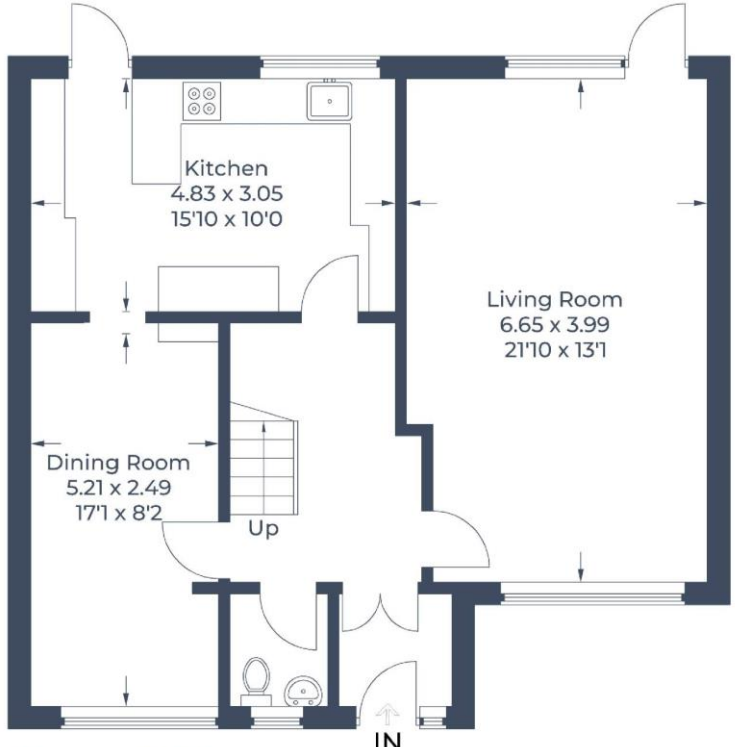
DIRECTIONS: from our Marlow High Street office proceed to the obelisk turning right into Spittal Street and over the mini roundabout into Chapel Street. Bear left into Wycombe Road and take the first exit at the next mini roundabout and left into Marlow Bottom Road. Take the first right into Hill Farm Road and second left into Juniper Road and second left into Bencombe Road where the property 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.

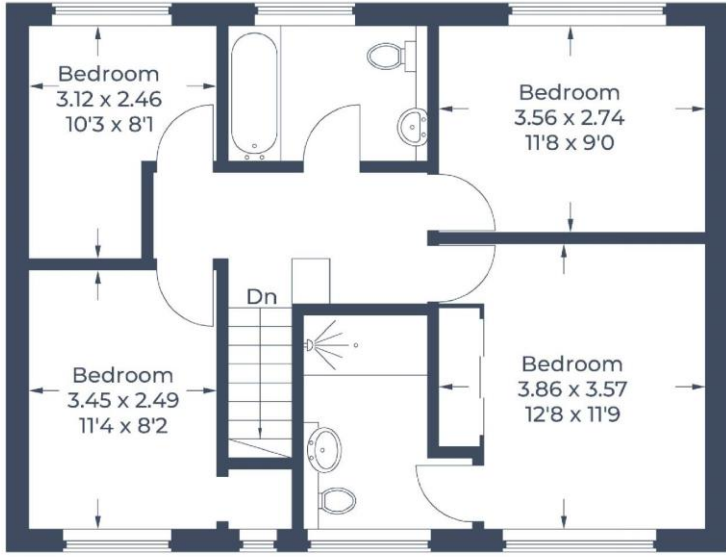
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 69.9 sq m / 752 sq ft
First Floor = 60.3 sq m / 649 sq ft
Total = 130.2 sq m / 1401 sq ft



Ground Floor



First Floor

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