



9 ELMTREES PARK, LITTLE MARLOW
PRICE: £375,000

am ANDREW
MILSON

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

PRICE: £375,000

A brand new and stylish two bedroom detached park home situated in a secluded setting in a small mobile home park of just twenty homes adjoining countryside just over a mile and a half from Marlow High Street

**PRIVATE GARDEN:
TWO DOUBLE BEDROOMS WITH WALK
IN WARDROBE AND EN SUITE SHOWER
ROOM: BATHROOM:
LIVING ROOM: OPEN PLAN DINING
ROOM & KITCHEN WITH APPLIANCES:
LPG CENTRAL HEATING TO
RADIATORS: DOUBLE GLAZING:
USEFUL OUTHOUSE:
DRIVEWAY PARKING: CARPETS,
CURTAINS, BLINDS AND FURNITURE
INCLUDED.**

TO BE SOLD: A quietly located two bedroom detached park home situated in this pleasant semi-rural setting between the riverside town of Marlow and the conservation village of Little Marlow. Elmtrees Park is a well-planned and small scale twenty unit mobile home park on the eastern outskirts of Marlow within walking distance of the Farm Shop and two pubs in the village of Little Marlow as well as the Garden Centre. Marlow itself has an excellent range of shopping, sporting and social facilities as well as railway station with train service to Paddington, via Maidenhead .Access to the Marlow Bypass is

just a minute's drive away and provides a speedy route to the M40 at High Wycombe and the M4 at Maidenhead. The accommodation comprises:

Part glazed front door to

ENTRANCE LOBBY with cloaks cupboard, opening to



OPEN PLAN KITCHEN/DINING ROOM
Fitted with a range of Shaker style floor and wall units, wood effect work surfaces incorporating a breakfast bar, one and half bowl sink unit, integrated dishwasher, washing machine, fridge/freezer, microwave, electric oven, stainless steel 5 burner gas hob, skirting lighting, concealed central heating boiler, dual aspect

double glazed windows and door to garden, radiators, double doors to



LIVING ROOM a dual aspect room with Cathedral style window, electric log effect fire, radiator.

INNER HALL access to loft space.



BEDROOM ONE a rear aspect room with double glazed window, radiator, walk in wardrobe, door to



EN SUITE SHOWER ROOM comprising a tiled and glazed shower, vanity wash basin, low level wc, double glazed window, heated towel rail.



BEDROOM TWO a front aspect room with double glazed window, built in mirror fronted wardrobe, radiator.



BATHROOM comprising enclosed panelled bath with shower over, vanity wash basin, low level wc, double glazed frosted window, heated towel rail.



OUTSIDE
To the rear is a private area of garden which is mainly laid to lawn with paved patio and pathway. **Useful brick outhouse.**

PARKING There is driveway parking to one side.

OUTGOINGS

MONTHLY PITCH FEES £260.57 per month from April 1st 2024 which is reviewed annually.

Water & Electricity is billed quarterly by the site owners based on meter readings.

OCCUPANCY is restricted to the over 50's.

M47920824

COUNCIL TAX BAND: A

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

DIRECTIONS: Leave Marlow in an easterly direction, crossing the A404M towards Bourne End. Pass the entrance to the Garden Centre on the left and then Winchbottom Lane is the next turning on the left hand side. Elmtrees Park (SL7 3RL) will be seen after a couple of hundred yards on the right.

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
73.6 sq m / 792 sq ft
Store = 7.3 sq m / 78 sq ft
Total = 80.9 sq m / 870 sq ft

