



14 BARNARDS HILL, MARLOW
PRICE: £955,000 FREEHOLD



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MARLOW
BUCKS SL7 2NZ**

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Situated in a convenient and sought after location close to Marlow High Street and on the favoured west side of town, this four bedroom extended detached family home has an impressive 65ft garden and good sized accommodation .

**65 FT x 36FT REAR GARDEN:
FOUR BEDROOMS:
TWO BATH/SHOWER ROOMS:
CLOAKROOM: LIVING ROOM:
FITTED KITCHEN/DINING ROOM:
DOUBLE GLAZING: GAS CENTRAL
HEATING: DRIVEWAY PARKING:
GARAGE WITH UTILITY AREA.**

TO BE SOLD: this well planned detached family home has been extended to the side and rear to create deceptively spacious family accommodation. An internal inspection will reveal good sized rooms, many of which overlook the impressive 65ft rear garden. Situated within an easy walk of Marlow High Street the property also occupies a prime location in the Spinfield Primary and Sir William Borlase's Grammar School catchments. 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:

COVERED ENTRANCE stone step, front door to **ENTRANCE HALL** wood floor, stairs to First Floor, cupboard, radiator.

CLOAKROOM white suite of low level w.c., wash basin, vinyl floor and radiator.



LIVING ROOM double aspect with two radiators, wood burning stove, double glazed sliding patio doors to garden, space for desk and casement door to

KITCHEN/DINING ROOM



Kitchen Area with range of wall and base units with granite style working surfaces, single drainer stainless steel sink unit, mixer tap, Caple six ring range cooker with oven, stainless steel back plate, cooker hood, tiled wall surrounds, space for fridge freezer, Neff dishwasher, fitted drawers, breakfast bar, wood floor, Potterton gas fired boiler, double glazed window with view over garden and opening to Sitting Area space for sofas, double glazed double doors to outside, vertical radiator.



Dining Area wood floor, radiator, casement door to Hall, space for dining table and door to Garage

FIRST FLOOR LANDING access to loft.



BEDROOM ONE radiator, double glazed window overlooking the garden, double wardrobe and door to



ENSUITE BATHROOM white suite of panel bath, shower attachment, low level w.c., wash basin with vanity cupboard, mirror with tiled frame, heated towel rail, vinyl floor.



BEDROOM TWO radiator, double glazed window with fine view to the town, wardrobe.

BEDROOM THREE radiator, airing cupboard housing lagged hot water cylinder and shelving, wardrobe, double glazed window overlooking the garden

BEDROOM FOUR radiator, fitted shelving.



BATHROOM white suite of panel bath, shower attachment, low level w.c., pedestal basin, vinyl floor, half tiled walls, heated towel rail, tiled shower cubicle with glazed door.

OUTSIDE

TO THE FRONT is a concrete driveway for two cars with steps up to the front door, sloping lawn area with a variety of shrubs and outside lighting.

GARAGE up and over door, light, power, **utility area**, plumbing for washing machine with further appliance space. Doors to front and rear gardens.



THE REAR GARDEN is a feature of the property and includes a rectangular patio area with gated side access and steps up to a sun trap patio with gravelled path leading to a spacious lawn area with well stocked borders providing much privacy with a barked area to rear with sitting area. The rear garden enjoys much seclusion and is 65ft in depth.

M47780924 **EPC BAND: D**
COUNCIL TAX BAND: F

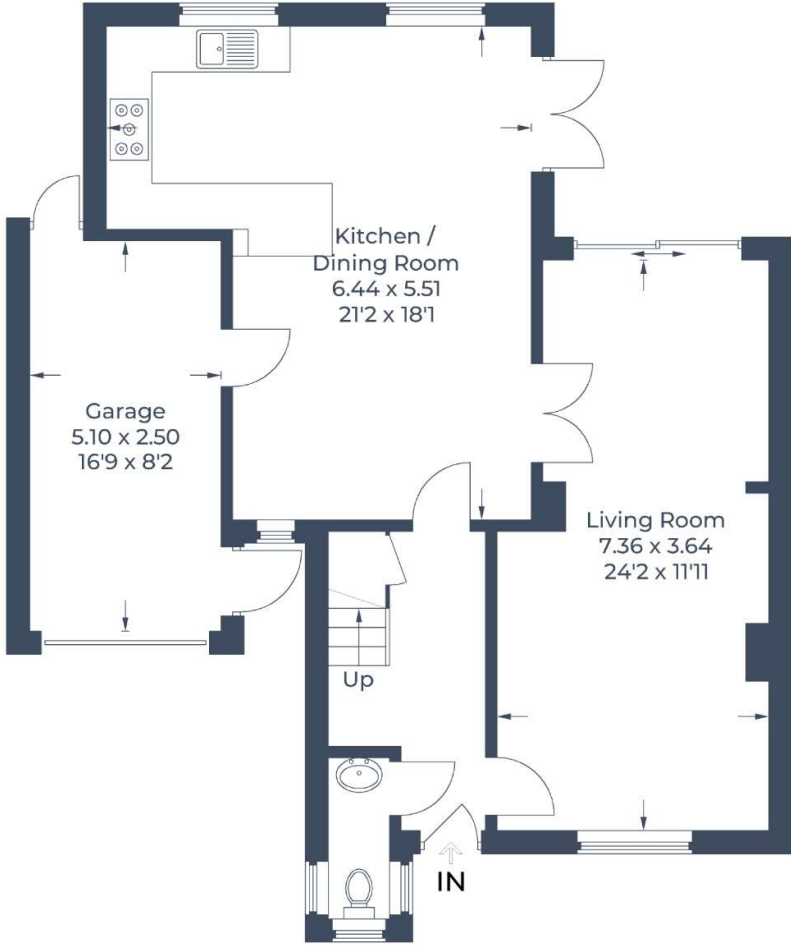
VIEWING: Please contact our Marlow office
homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: using the postcode **SL7 2NZ** 14
Barnards Hill is situated on the right after Lees Walk

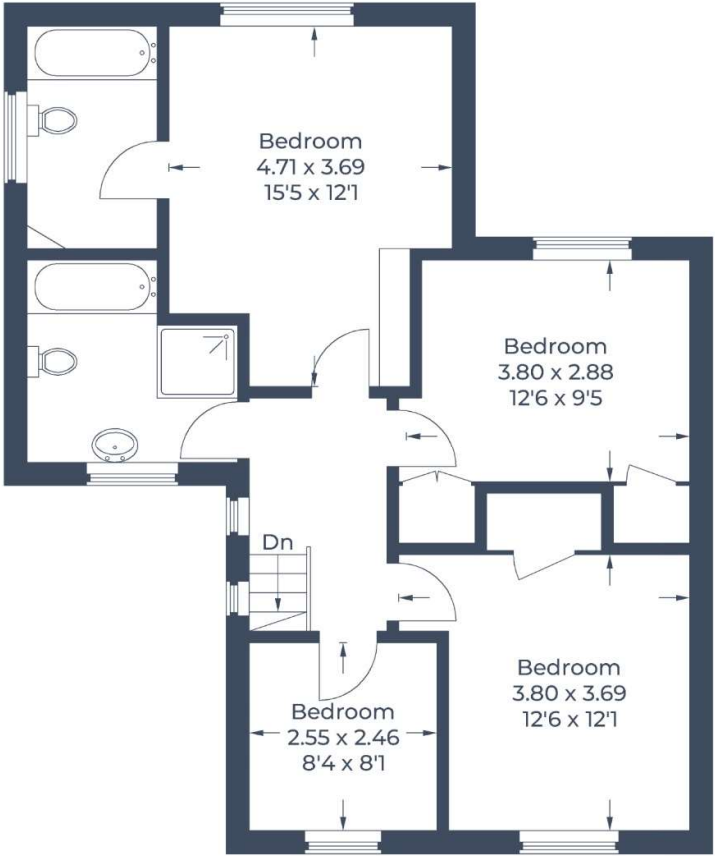
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage

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 = 78.7 sq m / 847 sq ft
First Floor = 67.4 sq m / 725 sq ft
Total = 146.1 sq m / 1,572 sq ft



Ground Floor



First Floor

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