



**7 BARNHILL GARDENS, MARLOW**  
**PRICE: £775,000 FREEHOLD**



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MARLOW  
BUCKS SL7 3HB**

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Situated less than a mile from Marlow High Street on rising ground with views over the town to Winter Hill beyond, a mature three bedroom semi-detached home on a good sized corner plot, extended to the rear and providing adaptable family accommodation.

**GOOD SIZED REAR GARDEN:  
THREE FIRST FLOOR BEDROOMS:**

**BATHROOM:**

**LARGE LIVING/DINING ROOM:**

**REFITTED KITCHEN/BREAKFAST**

**ROOM: SHOWER ROOM: UTILITY**

**ROOM: GAS FIRED CENTRAL HEATING:**

**DOUBLE GLAZING: SINGLE GARAGE:**

**DRIVEWAY PARKING: USEFUL LOFT  
SPACE.**

**TO BE SOLD:** this cleverly extended three bedroom semi-detached home provides good sized accommodation with attractive features throughout. The well planned and recently improved living accommodation is adaptable in its use and located in a pleasant cul de sac less than a mile from Marlow High Street with views over the town. Situated on a good sized plot, the property also has driveway parking for several cars and a single garage. 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:

**ENTRANCE LOBBY** with wooden flooring and front door to

**ENTRANCE HALL** laminated wooden flooring, radiator, stairs to first floor with storage cupboard under and door to



**LIVING/DINING ROOM** double aspect room, double glazed and laminated wooden floor, feature log burner, radiators, television aerial point, Doors to



**KITCHEN/BREAKFAST ROOM** refitted with a range of high gloss floor and wall units, quartz work surfaces incorporating a four seater breakfast bar, Bosch induction hob with extractor fan over, one and half bowl sink unit, tiled splashbacks, Bosch oven and grill, integrated full height fridge and freezer, dishwasher, laminated wood flooring, overhead lantern, bi folding doors to garden. Door to



**SHOWER ROOM** double sized tiled and glazed shower, wash hand basin, low level wc, heated towel rail, tiled floor, double glazed frosted window.

**UTILITY ROOM** with matching floor and wall units, single bowl sink, space and plumbing for washing machine and tumble dryer, laminated wood flooring, door to side.

## FIRST FLOOR

**LANDING** access to useful boarded loft space with retractable ladder and Velux window.



**BEDROOM ONE** radiator, double glazed window with view over the town.

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

**BEDROOM THREE** a front aspect room with radiator, double glazed window with view over the town.

**BATHROOM** white suite of panelled bath with mixer tap and shower attachment, wash basin, low level w.c., tiled floor and wall surrounds, towel rail, built in cupboard with Vaillant gas fired combination boiler which was installed in 2023, side aspect double glazed frosted window.

## OUTSIDE

**TO THE FRONT** There is ample driveway parking and steps up to the front door.

**SINGLE GARAGE** with up and over door, light, power and water. Access to rear patio.



**THE REAR GARDEN** is an attractive feature of this property with a full width paved entertaining area and steps up to a private lawned garden with panel and picket fence surround, inset garden lighting, raised deck with summerhouse, large garden shed.

**M36990924**

**EPC BAND: D**

**COUNCIL TAX BAND: TBC**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.



**DIRECTIONS:** from our Marlow High Street office proceed to the obelisk turning right into Spittal Street and left at the mini roundabout into Dean Street. Take the fourth turning right into Seymour Park Road and first left into Barnhill Road. Turn left into Barnhill Gardens where number 7 will be found at the end on the right

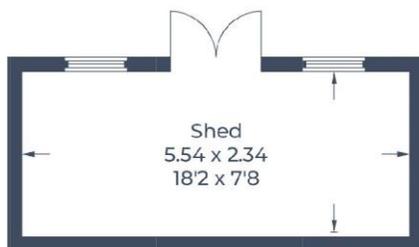
## MONEY LAUNDERING REGULATIONS:

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.

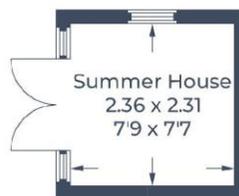
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area  
 Ground Floor = 76.5 sq m / 823 sq ft  
 First Floor = 39.8 sq m / 428 sq ft  
 Outbuildings = 34.3 sq m / 369 sq ft  
 Total = 150.6 sq m / 1,620 sq ft



(Not Shown In Actual Location / Orientation)



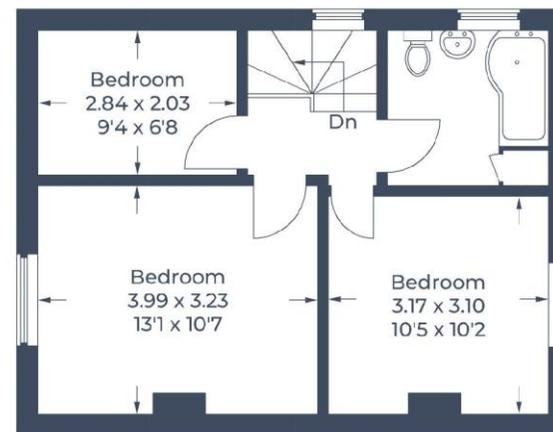
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**Ground Floor**



**First Floor**