



**4 UPLANDS, MARLOW BOTTOM  
OFFERS IN EXCESS OF £950,000 FREEHOLD**

**am** ANDREW  
MILSOM



**4 UPLANDS  
MARLOW BOTTOM  
BUCKS SL7 3NU**

**OFFERS IN EXCESS OF £950,000 FREEHOLD**

A cleverly extended and remodelled four bedroom detached family home providing well-kept reverse style split level living accommodation situated in this pleasant setting with landscaped gardens backing onto woodland.

**LANDSCAPED GARDENS BACKING ONTO  
WOODLAND: FOUR BEDROOMS:  
BATHROOM: SHOWER ROOM:  
ENTRANCE HALL: IMPRESSIVE OPEN PLAN  
KITCHEN & LIVING ROOM:  
LOUNGE/DINER: STUDY: UTILITY ROOM:  
AMPLE DRIVEWAY PARKING:  
DOUBLE GLAZED WINDOWS:  
GAS CENTRAL HEATING TO RADIATORS:  
BURFORD PRIMARY & GRAMMAR SCHOOL  
CATCHMENT: NO ONWARD CHAIN.**

**TO BE SOLD:** a spacious and well planned detached family home situated in this private setting having been thoughtfully remodelled over recent times and now providing adaptable family sized living accommodation located within Burford Primary School catchment and within walking distance of Marlow Bottom's amenities. Marlow High Street is within two miles with 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** vaulted ceiling, laminated wood flooring, stairs to both First and Lower Floors, radiator.

**UTILITY ROOM** sink with shelved storage below, low level w.c., space and plumbing for washing machine, additional appliance space.

**OPEN PLAN KITCHEN & LIVING ROOM**



**KITCHEN AREA** fitted with a range of floor and wall units, marble effect work surfaces, five burner gas hob with extractor fan over, integrated fridge freezer, tall cupboard housing oven and grill, enamel sink, front aspect double glazed window, laminated wood flooring, vaulted ceiling with inset Velux windows, cast iron log burner and opening through to

**LIVING AREA** bi-fold doors leading to the rear garden, laminated wood flooring, vaulted ceiling, vertical radiators and television aerial point.

**LOWER GROUND FLOOR**



**BEDROOM ONE** front aspect room with double glazed window, built in wardrobes, radiator.



**BEDROOM TWO** rear aspect room with double glazed window, part vaulted ceiling, walk in wardrobe, radiator.





**BEDROOM THREE** rear aspect room with double glazed window, part vaulted ceiling with overhead Velux window, walk in wardrobe, radiator, raised mezzanine providing space for a single bed, useful storage or simply a nice space to chill out.

**BEDROOM FOUR** side aspect room with double glazed window, radiator.



**BATHROOM** white suite comprising enclosed panel bath with shower attachment, separate tile and glazed shower cubicle, vanity wash hand basin, low level w.c., heated towel rail, double glazed frosted window.

## FIRST FLOOR

**LANDING** airing cupboard housing hot water cylinder, radiator.



**LOUNGE/DINER** dual aspect room with double glazed windows providing superb views to the front, television aerial point, radiators.

**STUDY** rear aspect room with double glazed window, radiator.

**SHOWER ROOM** tile and glazed shower cubicle, vanity wash hand basin, low level w.c., airing cupboard housing central heating boiler, radiator.

## OUTSIDE

**TO THE FRONT** of the property is a good sized driveway providing ample off road parking with gated side access leading to

**THE REAR GARDEN** which is an attractive feature of this property measuring approximately 125' in length having been cleverly landscaped with full width tiered entertaining area with retaining wall and inset lighting, steps up to the remainder of the garden which is predominantly laid to lawn with storage shed to the rear, direct access to woodland beyond which are perfect for walks.



**M35170225**

**EPC BAND: C**

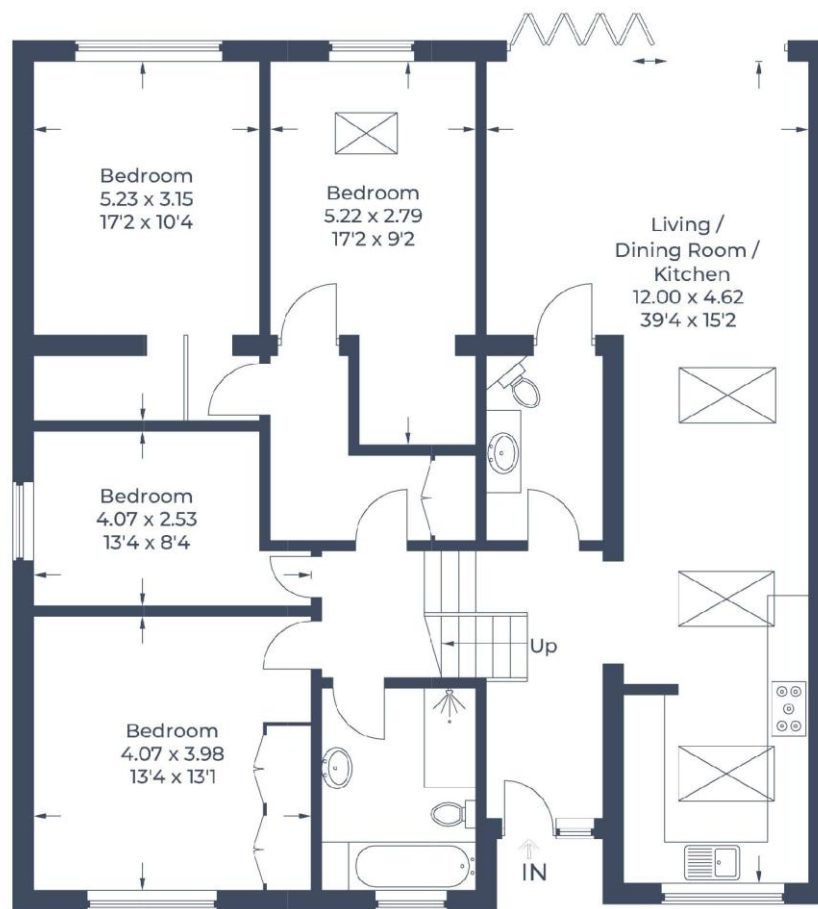
**COUNCIL TAX BAND: F**

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

**DIRECTIONS:** using the postcode **SL7 3NU** number Uplands can be found at the top of New Road on the left hand side.

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  
 Lower / Ground Floor = 134.9 sq m / 1,452 sq ft  
 First Floor = 50.3 sq m / 541 sq ft  
 Total = 185.2 sq m / 1,993 sq ft



**Lower Ground Floor**



**First Floor**

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

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