



**VIEW POINT, LITTLE MARLOW**  
**PRICE: £1,250,000 FREEHOLD**

**am** ANDREW  
MILSOM



**VIEW POINT  
FERN LANE  
LITTLE MARLOW  
BUCKS SL7 3SD**

**PRICE: £1,250,000 FREEHOLD**

Situated in this peaceful and private setting with delightful views over farmland and open countryside beyond, a mature three bedroom detached bungalow providing ample scope to remodel and extend, subject to usual planning consent.

**GARDENS APPROACHING HALF AN ACRE:  
MAIN BEDROOM WITH DRESSING ROOM &  
ENSUITE SHOWER ROOM:  
TWO FURTHER BEDROOMS: BATHROOM:  
ENTRANCE HALL: LIVING ROOM:  
DINING ROOM: KITCHEN:  
GAS CENTRAL HEATING TO RADIATORS:  
MOSTLY DOUBLE GLAZED:  
PRIVATE DRIVEWAY PROVIDING AMPLE  
PARKING: SINGLE GARAGE.  
NO ONWARD CHAIN.**

**TO BE SOLD:** View Point offers a tremendous opportunity to remodel, improve and extend, subject to usual planning consent located in this lovely setting. This property provides well planned and adaptable living accommodation and mature gardens approaching half an acre. Little Marlow is located on the eastern outskirts of Marlow within walking distance of the local farm shop and two pubs in the village of Little Marlow. Marlow and Bourne End are within easy access and both have a variety of shops and restaurants and railway stations 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:

Part glazed front door to **ENTRANCE HALL** with double glazed windows, cloaks cupboard, radiator and glazed door to



**LIVING ROOM** a dual aspect room with picture windows and glazed doors to side, stone fireplace with inset gas coal effect fire, radiator, television aerial point.



**DINING ROOM** a dual aspect room with double glazed windows and doors to garden providing superb views towards farmland, fitted bookcase, radiator and door to



**KITCHEN** fitted with a matching range of floor and wall units, roll edge work surfaces, five burner gas hob, electric oven, single bowl double drainer sink unit, double glazed windows again providing superb views, space and plumbing for dishwasher and washing machine.

**INNER HALL** airing cupboard.



**BEDROOM ONE** a side aspect room with double glazed window, range of built in wardrobes, radiator and door to

**DRESSING ROOM** with additional wardrobes, radiator and door to

**ENSUITE SHOWER ROOM** comprising tiled and glazed shower cubicle, wash hand basin, low level w.c., heated towel rail, tiled floor and double glazed window.

**BEDROOM TWO** a dual aspect room with double glazed windows, built in wardrobes, radiator.



**BEDROOM THREE** a rear aspect room with double glazed window, built in wardrobe, radiator.



**BATHROOM** white suite comprising enclosed panel bath with mixer taps and shower attachment, vanity wash hand basin, low level w.c., heated towel rail.

## OUTSIDE

View Point is approached via a private driveway which leads to a shingled parking area. The gardens of View Point surround this property and are predominantly laid to lawn and there is a paved seating area where the lovely view can be enjoyed to the rear of the bungalow.



**SINGLE GARAGE** with up and over door, light and power.

**M47790424**

**EPC BAND: TBC**

**COUNCIL TAX BAND: TBC**

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

**DIRECTIONS:** using the postcode **SL7 3SD** View Point can be found after a short distance on the left hand side.

**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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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*Your home is at risk if you do not maintain mortgage payments or a loan secured on it.*

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 = 130.3 sq m / 1,402 sq ft  
Garage = 13.2 sq m / 142 sq ft  
Total = 143.5 sq m / 1,544 sq ft

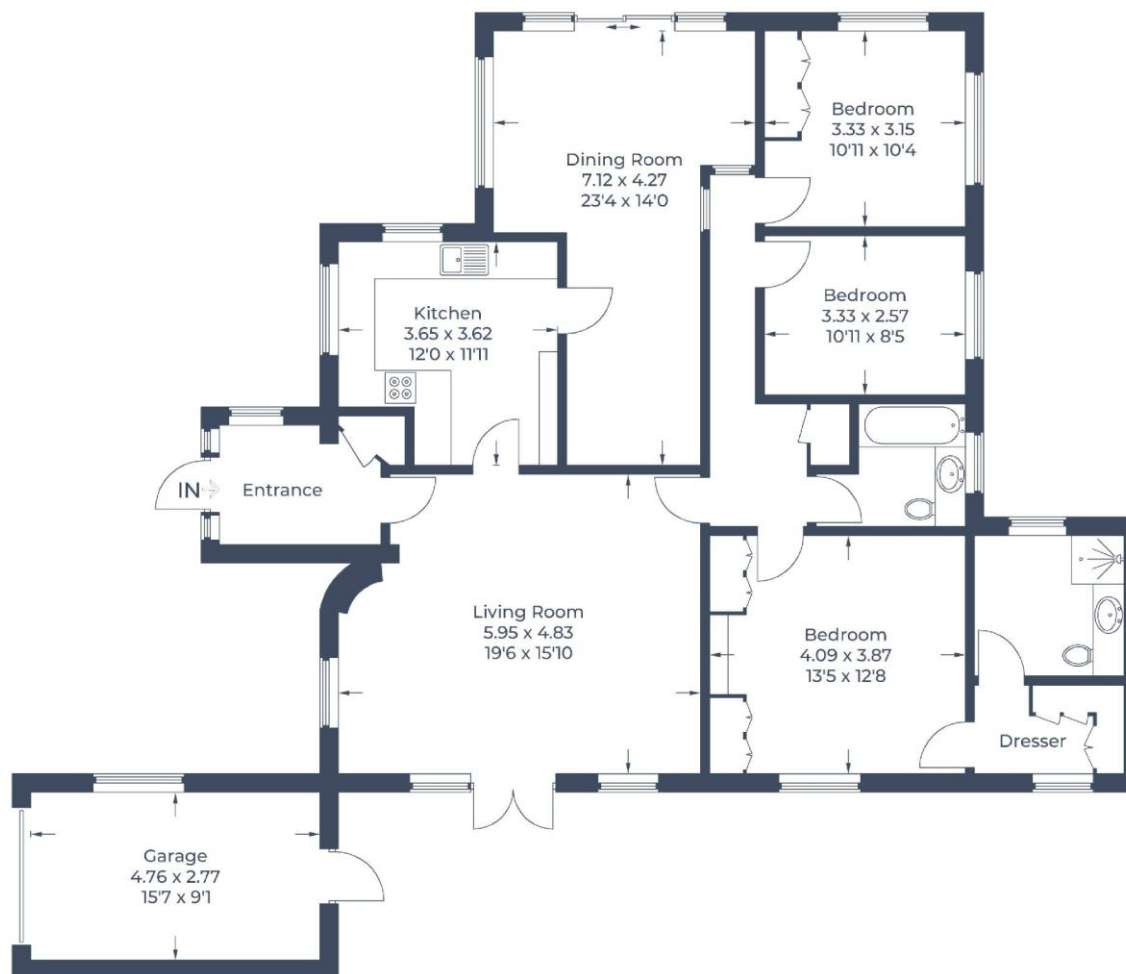


Illustration for identification purposes only,  
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