



70 HILL FARM ROAD, MARLOW
PRICE: £1,200,000 FREEHOLD

am ANDREW
MILSOM

**70 HILL FARM ROAD
MARLOW
BUCKS SL7 3LU**

PRICE: £1,200,000 FREEHOLD

Set in a delightful semi-rural position on a 195ft plot with superb views, a 2002 built four double bedroom detached family home with two bath/shower rooms and four reception rooms.

**105' REAR GARDEN: FOUR BEDROOMS:
ENSUITE SHOWER ROOM: BATHROOM:
CLOAKROOM: FAMILY ROOM: STUDY:
LIVING ROOM WITH FIREPLACE:
DINING CONSERVATORY:
REFITTED KITCHEN/BREAKFAST ROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZING: DETACHED GARAGE:
AMPLE DRIVEWAY PARKING:
VIEWING RECOMMENDED.**

TO BE SOLD: a rare opportunity to purchase a substantial four bedroom detached family home on a large level plot with superb views over surrounding countryside. Built in 2002 this impressive home offers well-proportioned family accommodation and is situated in one of Marlow Bottom's premier locations within an easy walk of open countryside, The Brewery and local shops and just a mile and a half from Marlow High Street. The property is situated in the popular Burford School catchment area and within walking distance of Great Marlow Secondary School 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:

PILLARED ENTRANCE stone step, front door to

RECEPTION HALL stairs to First Floor, cloaks cupboard, radiator.

CLOAKROOM white suite of low level w.c., wash basin with vanity cupboard, heated towel rail, extractor fan.

STUDY radiator, double glazed window with view over front.



FAMILY ROOM double glazed bay window, radiator, oak part glazed double doors to



LIVING ROOM attractive brick fireplace, stone hearth, wooden mantle and wood burning stove, two radiators, television aerial point, double glazed double doors to

DINING CONSERVATORY Wooden floor, radiator, vaulted ceiling with retractable blinds, double glazed double doors to patio and pleasant outlook over the rear garden.



KITCHEN/BREAKFAST ROOM refitted with range of contemporary wall and base units with working surface, five ring Neff gas hob, glazed back plate, Bosch cooker hood, retractable larder, one and a half stainless steel sinks with mixer tap, fitted dishwasher, space for fridge freezer, space and plumbing for washing machine, Neff double oven, breakfast bar with seating for two, cupboard with Vaillant gas boiler, vertical radiator.

FIRST FLOOR

LANDING access to boarded loft with hot water cylinder. Radiator, linen cupboard.



BEDROOM ONE three double wardrobes, fitted shelves, radiator, double glazed window with view door to

ENSUITE SHOWER ROOM glazed and tiled shower cubicle, thermostatic control, pedestal basin, low level w.c., vinyl floor, radiator, tiled walls.



BEDROOM TWO radiator, double glazed window overlooking the rear garden with superb views.

BEDROOM THREE radiator, double glazed window overlooking the front.

BEDROOM FOUR radiator, double glazed window overlooking the rear.



BATHROOM white suite of panel bath with shower attachment, separate shower unit, pedestal basin, low level w.c., radiator, tiled walls, extractor fan.

OUTSIDE

TO THE FRONT is a block pavior driveway with lawn to side, plenty of off road parking and a **DETACHED BRICK BUILT GARAGE** with up and over door, light, power, glazed door and storage. There are wood stores and gated side access to



THE REAR GARDEN which is a feature of the property measuring approximately 105' (32m) in depth with a shaped flagstone patio with steps up to a expansive lawn area bordered by mature hedgerow, fir trees and panel fencing with large deck ideal for

‘alfresco’ dining. There are steps to the rear of the garden down to a lower level ideal for garden refuse and with a timber garden shed.



M48340325 EPC BAND: C
COUNCIL TAX BAND: F

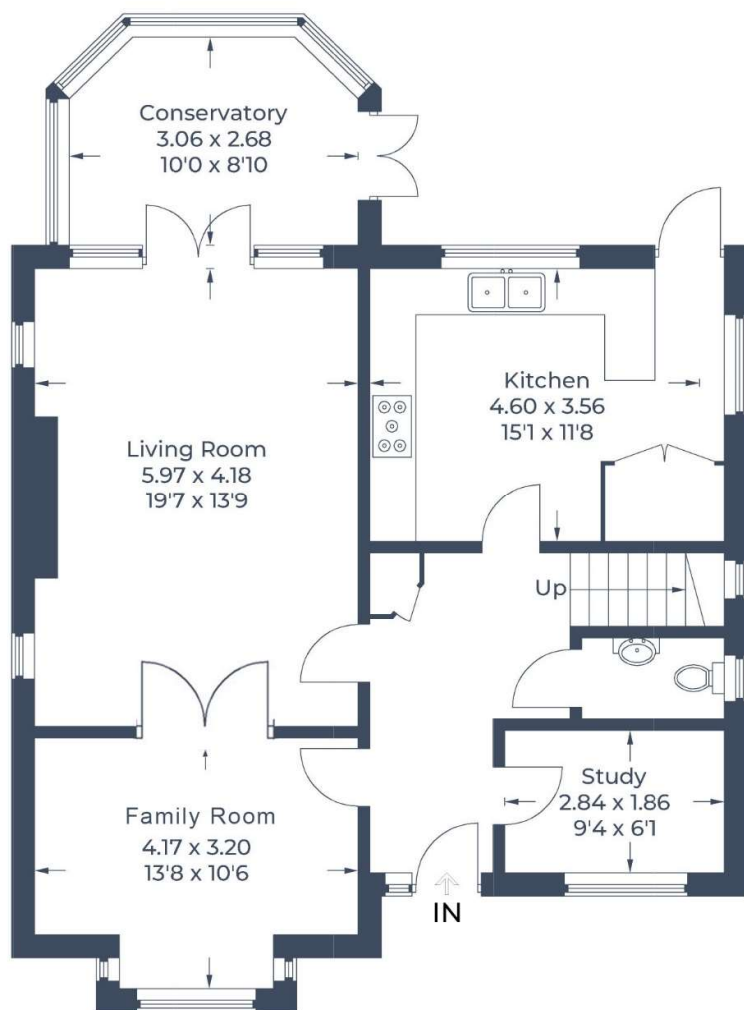
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 3LU** No.70 is on the right as indicated by the Andrew Milsom ‘For Sale’ board.

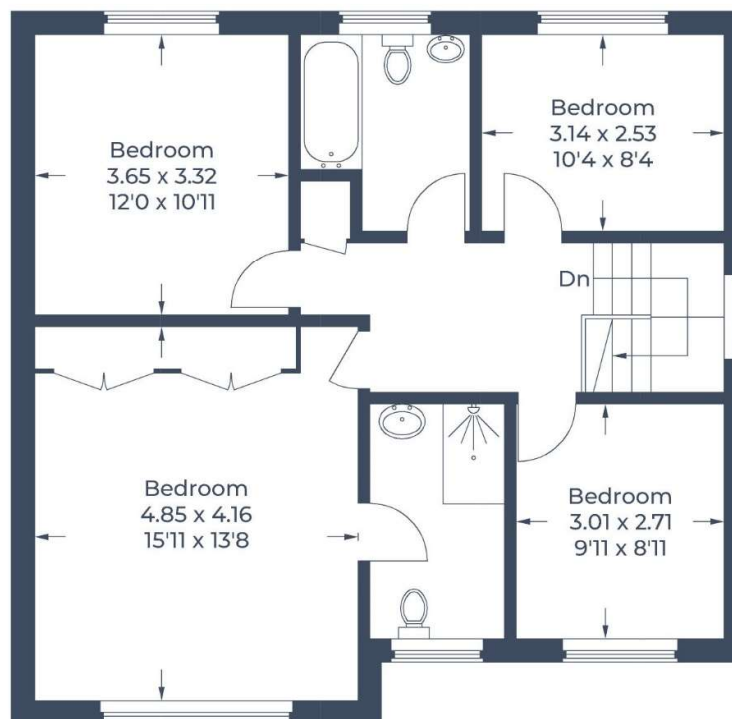
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

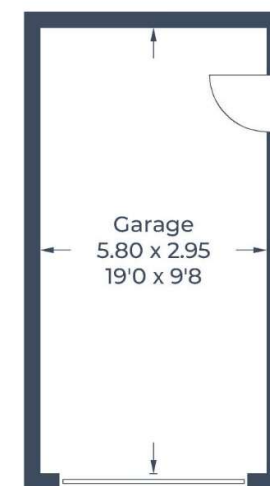
Approximate Gross Internal Area
 Ground Floor = 86.0 sq m / 926 sq ft
 First Floor = 73.6 sq m / 792 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Total = 176.7 sq m / 1,902 sq ft



Ground Floor



First Floor



(Not Shown In Actual
 Location / Orientation)

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