



88 MARLOW BOTTOM ROAD, MARLOW BOTTOM
PRICE: £575,000 FREEHOLD



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MARLOW BOTTOM
BUCKS SL7 3PH**

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A well-presented two/three bedroom chalet style semi-detached home conveniently located within a short stroll of Burford Primary School and enjoying private gardens and woodland.

**TIERED REAR GARDEN: TWO FIRST FLOOR
BEDROOMS: ENTRANCE HALL:
SITTING ROOM: GROUND FLOOR
BEDROOM 3/RECEPTION ROOM: KITCHEN:
SHOWER ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
AMPLE DRIVEWAY PARKING:
SINGLE GARAGE:
POTENTIAL TO EXTEND STPP.
NO ONWARD CHAIN.**

TO BE SOLD: a well-planned and conveniently located chalet style semi-detached home providing good sized, adaptable, light and airy living accommodation worthy of an internal inspection. The property is situated in the popular Burford School catchment area and within walking distance of Marlow Bottom's amenities. Marlow 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:

Part glazed front door to **ENTRANCE HALL** laminated wood flooring, covered radiator, stairs to First Floor with storage cupboard under, door to rear garden.



SITTING ROOM front aspect room with double glazed window, fireplace, television aerial point and internet cable, radiator.



GROUND FLOOR BEDROOM/RECEPTION ROOM rear aspect room with sliding doors to the patio and rear garden, radiator.



KITCHEN fitted with a matching range of floor and wall units, roll edge work surfaces, gas hob with extractor fan over, one and a half bowl single drainer sink unit, dual aspect double glazed windows, space and plumbing for washing machine and dishwasher, tall cupboard housing oven and grill, wine rack, space for fridge.



SHOWER ROOM double sized tile and glazed shower cubicle, vanity wash hand basin, low level w.c., double glazed frosted window, radiator.

FIRST FLOOR

LANDING airing cupboard.



BEDROOM ONE front aspect room with double glazed window, radiator, access to boarded eaves storage and access to loft space.



BEDROOM TWO side aspect room with double glazed window, double doors give access to boarded eaves storage with hanging rail, access to loft space, radiator.

OUTSIDE

TO THE FRONT of the property is a small area of lawned garden and a good sized driveway providing off road parking in front of the carport and **GARAGE** with up and over door, light and power and gated access to the rear garden.



THE REAR GARDEN where there is a full width paved patio to the rear of the house and steps up to a further paved area and then onto an area of lawned garden and steps up to a further paved area. There are well stocked flower and shrub borders, panel fence surround and access through to the woodland to the rear.



M15150325

EPC BAND: TBC

COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode **SL7 3PH** number 88 can be found on the right hand side identified by an Andrew Milsom 'For Sale' board.

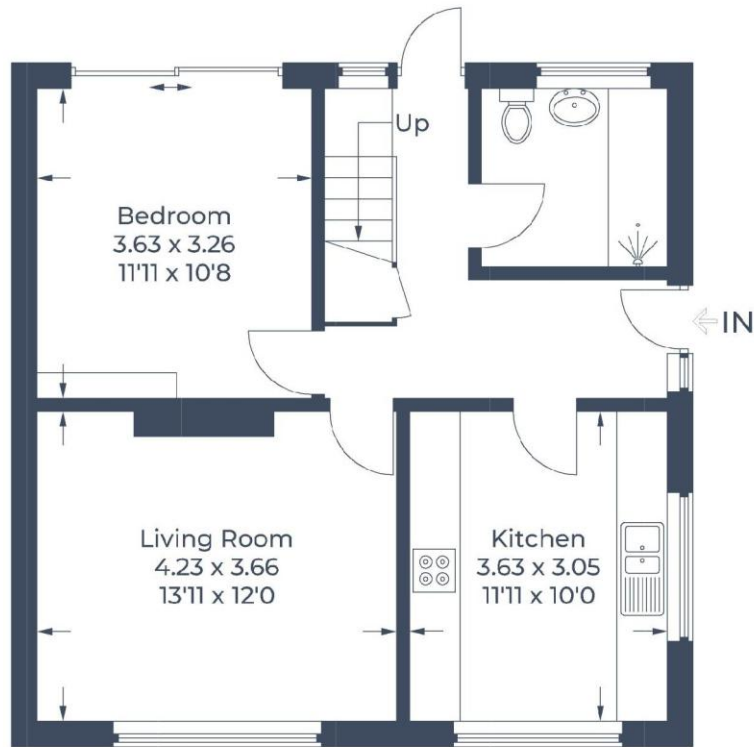
MONEY LAUNDERING REGULATIONS:

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.

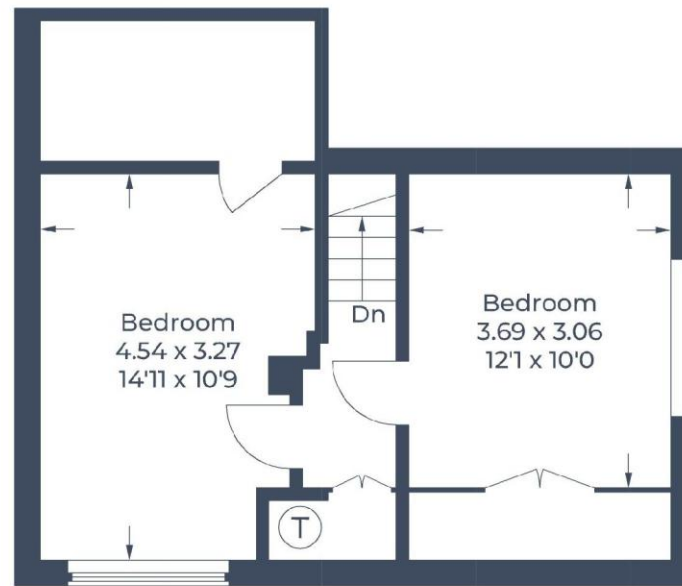
Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk 69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.
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.

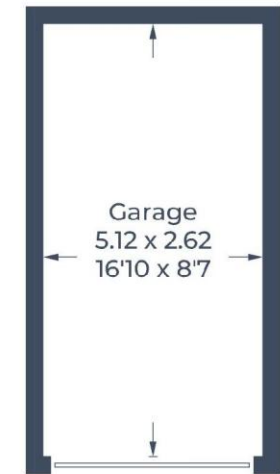
Approximate Gross Internal Area
Ground Floor = 56.1 sq m / 604 sq ft
First Floor = 39.7 sq m / 427 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 109.1 sq m / 1,174 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)