



BERKLEYS, BISHAM VILLAGE, MARLOW
PRICE: £545,000 FREEHOLD

am ANDREW
MILSOM

**BERKLEYS
BISHAM VILLAGE
MARLOW
BUCKS SL7 1RR**

PRICE: £545,000 FREEHOLD

Situated in the conservation village of Bisham, just one mile south of Marlow, this three bedroom semi-detached home has a 60ft rear garden, a garage, off street parking.

**60FT REAR GARDEN: THREE
BEDROOMS: BATH/SHOWER ROOM:
CLOAKROOM: LIVING ROOM:
DINING ROOM: FITTED KITCHEN:
OIL CENTRAL HEATING: GARAGE:
PARKING: NO ONWARD CHAIN.**

TO BE SOLD: this modern three bedroom semi-detached home is situated in a pleasant location in the popular village of Bisham just one mile south of Marlow and ideally placed for fast access to the M4 & M40 motorways via the nearby Marlow Bypass. The property is set well back from Bisham High Street on a good sized plot with a 60ft secluded rear garden and direct access to the garage and adjacent parking space. This fine home has particularly good size rooms but could benefit from general updating as well as offering scope for extension, subject to planning. 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:

COVERED ENTRANCE front door to

RECEPTION HALL radiator, wood block flooring, stairs to First Floor with cupboard under, wall thermostat, radiator.

CLOAKROOM white suite of low level w.c., pedestal basin, radiator.



KITCHEN range of wall and base units, one and a half stainless steel sinks with single drainer, oil fired boiler, space and plumbing for washing machine and dishwasher, AEG oven with grill over, four ring halogen hob, space for fridge freezer, part glazed door to outside.



LIVING ROOM fireplace, bow window, radiator and wide archway to Dining room



DINING ROOM window overlooking the rear garden, radiator, shelved cupboard.

FIRST FLOOR

LANDING access to loft, radiator, fitted shelving.



BEDROOM ONE radiator, double glazed window, double wardrobe.

BEDROOM THREE secondary glazed window, radiator.



BEDROOM TWO radiator, double wardrobe.



BATH/SHOWER ROOM refitted with white suite of large tile and glazed shower cubicle with thermostatic control, wash basin with vanity drawers below, low level w.c., vinyl floor, heated towel rail, tiled wall surrounds, medicine cabinets, shaver socket, double glazed window, airing cupboard with lagged hot water cylinder, shelving and programmer for central heating.

OUTSIDE

THE FRONT GARDEN has a wrought iron gateway with brick walling to side, two areas of lawn with panel fencing, variety of shrubs, outside lighting and a pathway leading to

THE REAR GARDEN which has a wide flagstone patio with a door leading to the Garage, large expanse of lawn bordered by maturing shrubs and panel fencing. It measure approximately 60ft in depth



Brick Built **SINGLE GARAGE** with up and over door, light, power and personal door. The vehicular access is from Vansittart Road and leads to a parking area with **AN ALLOCATED PARKING SPACE** in front of the garage of Berkleys.



OUTSIDE STORE with covered bin store to side concealed oil tank and cupboard with electricity supply and appliance space..



M25590325 **EPC BAND: D**
COUNCIL TAX BAND: F

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

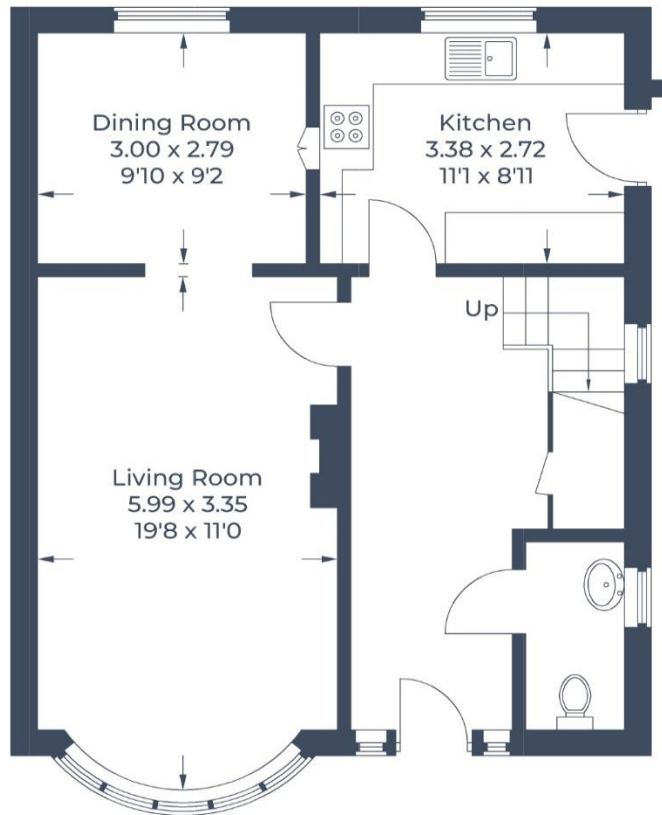
DIRECTIONS: using the postcode **SL7 1RR** and in driving from Marlow High Street to Bisham, Berkleys is on the left hand side immediately before The Bull Restaurant.

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.

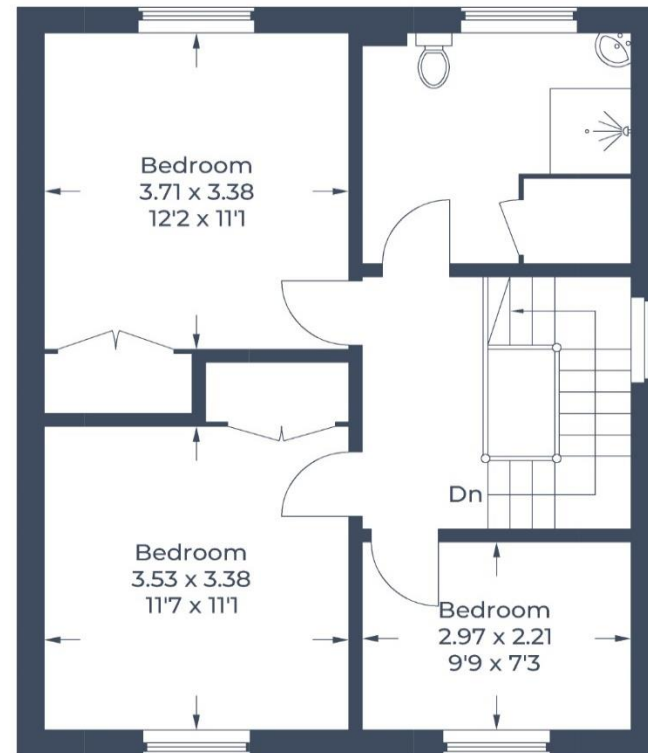
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

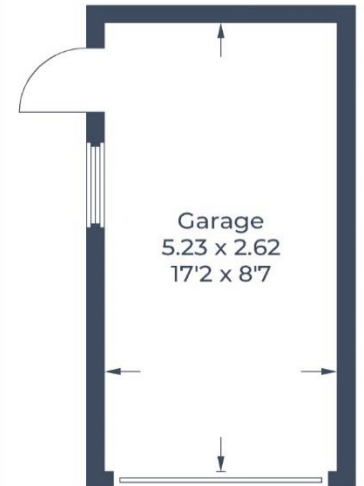
Approximate Gross Internal Area
Ground Floor = 54.9 sq m / 591 sq ft
First Floor = 53.4 sq m / 575 sq ft
External Cupboard / Garage = 14.7 sq m / 158 sq ft
Total = 123 sq m / 1,324 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)