



52A MARLOW BOTTOM ROAD, MARLOW BOTTOM
PRICE: £1,195,000 FREEHOLD

am ANDREW
MILSON

**52A MARLOW BOTTOM ROAD
MARLOW BOTTOM
BUCKS SL7 3NB**

PRICE: £1,195,000 FREEHOLD

An extremely spacious and much improved chalet style detached family home situated in this tucked away and private setting close Marlow Bottom's amenities and Burford Primary School.

**GARDENS AND LARGE PAVED PATIO
AREA: MAIN BEDROOM WITH ENSUITE
BATHROOM AND DRESSING ROOM: THREE
FURTHER BEDROOMS, ONE WITH ENSUITE
SHOWER ROOM:
FAMILY BATHROOM: ENTRANCE HALL:
CLOAKROOM: FAMILY ROOM:
KITCHEN/BREAKFAST ROOM:
DINING ROOM: LIVING ROOM:
UTILITY ROOM: DRIVEWAY PARKING:
HOME OFFICE/GARDEN ROOM:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: DOUBLE GARAGE.
NO ONWARD CHAIN.**

TO BE SOLD: having been thoughtfully redesigned and extended by the present owner, this well planned family home provides good sized and tastefully presented 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 High Street is within two miles and 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:

Part glazed front door to **ENTRANCE HALL** space for desk, stairs to First Floor Landing with cupboard under, cloaks cupboard, radiators.

CLOAKROOM comprising low level w.c., wash hand basin, double glazed frosted window, radiator.



FAMILY ROOM dual aspect room with full height double glazed windows, radiators.



KITCHEN/BREAKFAST ROOM fitted with an extensive range of Shaker style floor and wall units, granite work surfaces, central island unit with granite work tops and inset ceramic hob with extractor fan over, double bowl sink, integrated dishwasher, tall cupboard housing oven and grill, space for American fridge freezer, rear aspect double glazed window and door to garden, tiled floor and wide opening to



DINING ROOM Shaker style dresser, concealed central heating boiler and water softener, radiator, double glazed doors to garden, tiled floor and door to

UTILITY ROOM Shaker style units, one and a half bowl sink unit, space and plumbing for washing machine and tumble dryer, double glazed window, tiled floor, radiator.



LIVING ROOM dual aspect room with bi-fold doors leading onto the patio to the front, wall mounted electric fire, radiator and television aerial point.

FIRST FLOOR

LANDING double glazed window, access to loft space, airing cupboard.



BEDROOM ONE dual aspect room with double glazed windows, radiators.



ENSUITE BATHROOM comprising enclosed panel bath with inset lighting and shower attachment, separate double sized tile and glazed shower cubicle, vanity wash hand basin, low level w.c., tiled floor, heated towel rail.

DRESSING ROOM built in wardrobes, double glazed window, radiator. This room could be altered to create an additional bedroom if required.

BEDROOM TWO front aspect room with double glazed window providing superb views, built in wardrobes with matching drawers and additional wardrobe, radiator.

ENSUITE SHOWER ROOM with tile and glazed shower, wash hand basin, low level wc, double glazed window.

BEDROOM THREE rear aspect room with double glazed window, radiator.

BEDROOM FOUR Velux window, radiator.

FAMILY BATHROOM comprising enclosed panel bath with shower over, vanity wash hand basin, low level w.c., tiled floor, Velux window, heated towel rail.

OUTSIDE



TO THE REAR of the house is a large paved entertaining area screened by shaped hedges and steps leading up to a lawned garden, again screened by mature hedges and bushes.

TO THE FRONT there is a good sized driveway providing off road parking and a

DOUBLE GARAGE up and over door, light and power.

HOME OFFICE full insulated with air conditioning unit, light, power and water.

M32120425

EPC BAND: TBC

COUNCIL TAX BAND: TBC

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

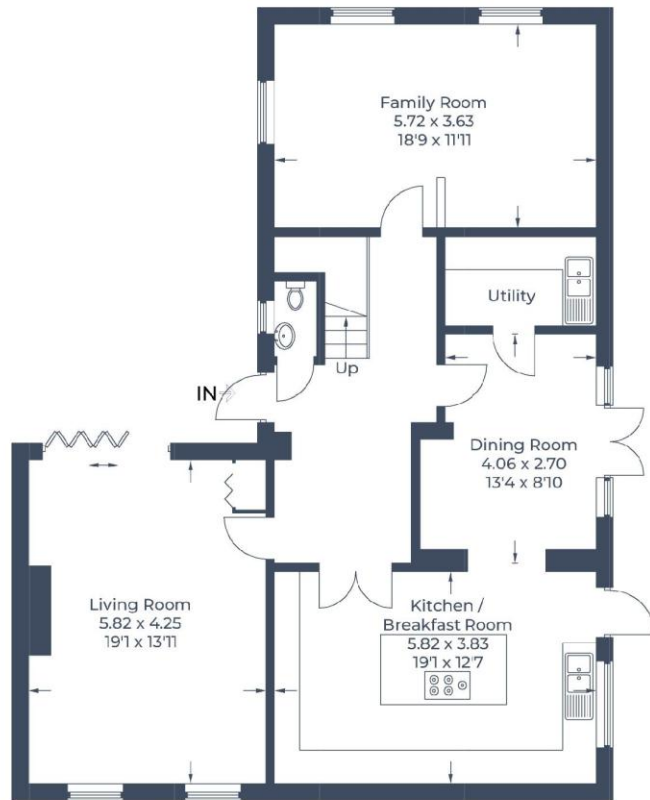
DIRECTIONS: using the postcode **SL7 3NB** the driveway for 52A Marlow Bottom can be found between Willowbank and the farm on the right hand side identified by an Andrew Milsom 'For Sale' board.

MONEY LAUNDERING REGULATIONS:

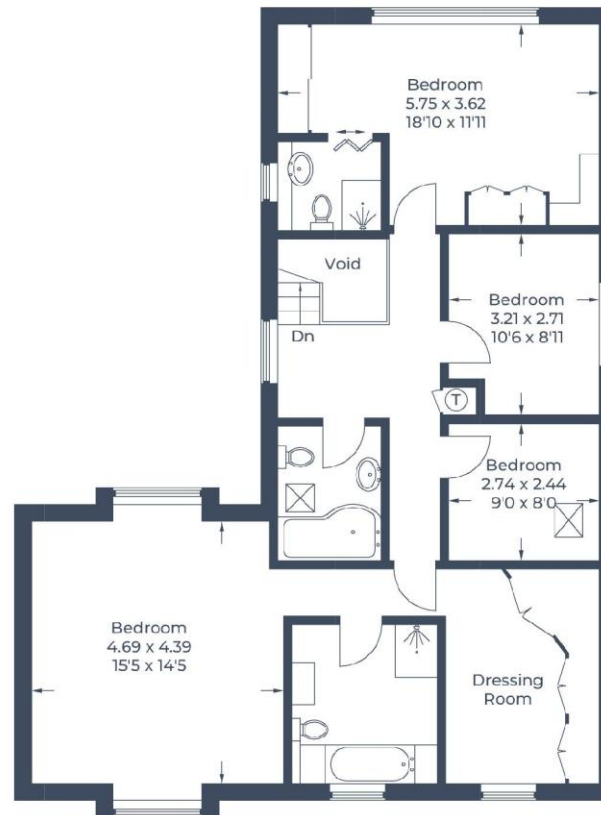
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 = 104.5 sq m / 1,125 sq ft
 First Floor = 99.8 sq m / 1,074 sq ft
 Home Office / Garden Room = 21.7 sq m / 233 sq ft
 Garage = 23.6 sq m / 254 sq ft
 Total = 249.6 sq m / 2,686 sq ft
 (Including Void)



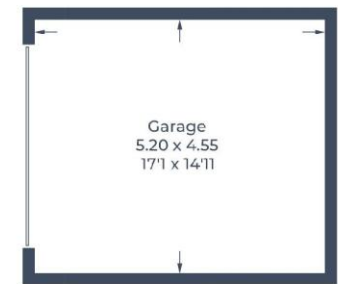
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)