



**23 MEADOW VIEW, MARLOW BOTTOM**  
**PRICE: £825,000 FREEHOLD**

**am** ANDREW  
MILSON



**23 MEADOW VIEW  
MARLOW BOTTOM  
BUCKS SL7 3PA**

**PRICE: £825,000 FREEHOLD**

An individual and well planned detached family home situated in a corner of a popular cul de sac setting with stunning views over open countryside on two sides.

**PRIVATE FRONT & REAR GARDENS:  
THREE/FOUR BEDROOMS: BATHROOM,  
SHOWER ROOM: ENTRANCE HALL: LARGE  
25ft LIVING ROOM/DINING ROOM WITH  
FIREPLACE: REFITTED KITCHEN WITH  
BREAKFAST AREA/SNUG:  
CONSERVATORY: BEDROOM FOUR/STUDY:  
DOUBLE GLAZED WINDOWS:  
GAS CENTRAL HEATING TO RADIATORS:  
GARAGE: DRIVEWAY PARKING.  
BURFORD PRIMARY SCHOOL  
CATCHMENT. NO ONWARD CHAIN.**

**TO BE SOLD:** a tastefully presented and recently redecorated three/four bedroom detached family home providing well-kept and adaptable living accommodation worthy of an internal inspection. This property is set in this pleasant and popular residential setting and tucked in the corner of the cul de sac where there are superb views over open farmland on two sides. 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 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** marble tiled floor, stairs to First and Lower Ground Floors.



**BEDROOM FOUR/STUDY** dual aspect room with double glazed windows providing views over adjoining farmland, access to loft space, wooden flooring, built in cupboard with shelving, radiators.



**KITCHEN/BREAKFAST ROOM** refitted with a range of Shaker style floor and wall units, marble work surfaces with inset five burner gas hob with extractor fan over and pan drawers below, tall cupboard housing electric oven and microwave, integrated fridge freezer and dishwasher, utility cupboard providing space and plumbing for washing machine and tumble dryer, marble tiled floor, rear aspect double glazed window and wide opening to



**BREAKFAST AREA/SNUG** double glazed doors to garden, side aspect double glazed window, wooden flooring, radiator, steps down to



**LIVING/DINING ROOM** a spacious 25ft room with exposed brick fireplace, wooden flooring, dual aspect double glazed windows, radiators and sliding doors to

**CONSERVATORY** double glazed windows and stunning views to the front, door to garden, tiled floor.

**LOWER GROUND FLOOR**

**HALLWAY** radiator and shelved storage cupboard.





**BEDROOM ONE** front aspect room with double glazed window, radiator.



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

## FIRST FLOOR

### LANDING

**BEDROOM TWO** front aspect room with double glazed window providing superb views, radiator.

**BEDROOM THREE** side aspect room with double glazed window, built in wardrobes, radiator.

**BATHROOM** comprising enclosed panel bath, pedestal wash hand basin, low level w.c., heated towel rail, Velux window.



## OUTSIDE

There are mature and well-kept gardens to the front and rear. Also to the rear there are two paved seating areas where the views can be enjoyed and a high degree of privacy.

**GARAGE** up and over door, driveway parking to the front.

**M29280425 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.

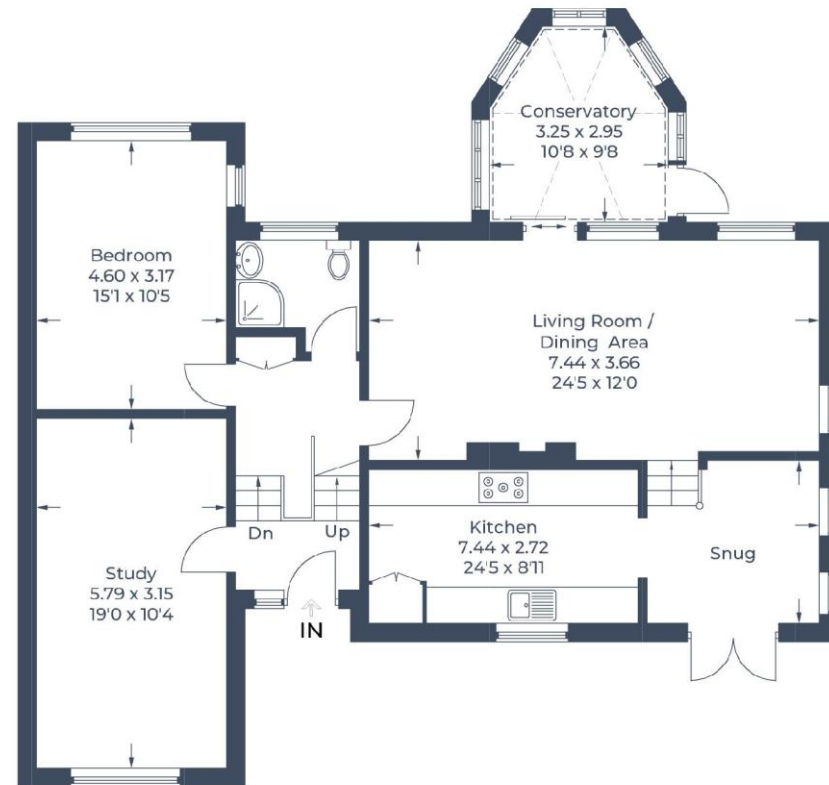
**DIRECTIONS:** using the postcode **SL7 3PA** number 23 can be found tucked in the left hand corner of the cul de sac.

### MONEY LAUNDERING REGULATIONS:

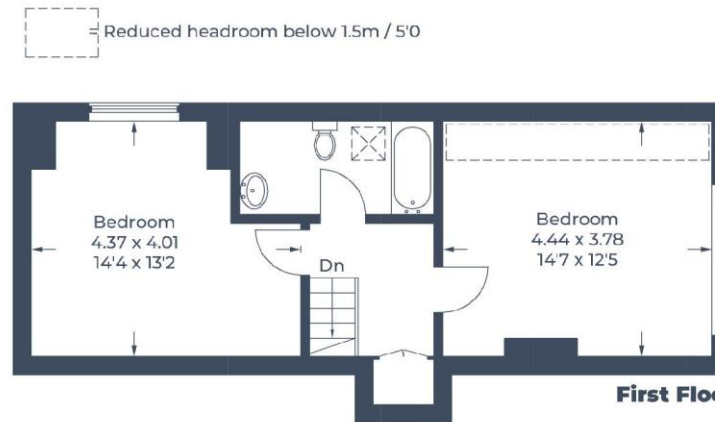
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 = 103.5 sq m / 1,114 sq ft  
 First Floor = 44.7 sq m / 481 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Total = 161.2 sq m / 1,735 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)