



6 WHITE HILL CLOSE, MARLOW BOTTOM
PRICE: £710,000 FREEHOLD

am ANDREW
MILSON

**6 WHITE HILL CLOSE
MARLOW BOTTOM
BUCKS SL7 3QP**

PRICE: £710,000 FREEHOLD

Situated in this cul de sac setting with well-kept and good sized garden siding onto woodland, a four bedroom detached family home providing ample scope to remodel and extend, subject to usual planning consent.

**MATURE GARDENS SIDING ONTO
WOODLAND: FOUR BEDROOMS:
BATHROOM: ENTRANCE HALL:
CLOAKROOM: REFITTED KITCHEN/DINER:
LIVING ROOM: DOUBLE GLAZING: GAS
CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING: SINGLE GARAGE.
BURFORD PRIMARY SCHOOL
CATCHMENT. NO ONWARD CHAIN.**

TO BE SOLD: situated in this popular residential setting, a four bedroom detached family home providing well-kept living accommodation providing ample scope to remodel and extend, subject to usual planning consent and benefiting from a private garden siding onto woodland. The property is situated in the popular Burford Primary 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** parquet flooring, radiator, stairs to First Floor Landing, storage cupboard.

CLOAKROOM comprising low level w.c., wash hand basin with tiled splashback, heated towel rail, double glazed frosted window.



LIVING ROOM front aspect room with double glazed full height windows, parquet flooring, television aerial point, vertical radiator, storage cupboards.



KITCHEN/DINER refitted with a range of matching floor and wall units, ample work surface space incorporating a breakfast bar, one and a half bowl sink unit, Bosch ceramic hob with extractor fan over, tall cupboard housing oven and microwave, space and plumbing for washing machine, tumble dryer and dishwasher, recess for fridge, laminated wood flooring, door to garden, concealed central heating boiler, vertical radiator, sliding patio doors to the rear garden.

FIRST FLOOR

LANDING double glazed window, radiator, access to loft space, storage cupboard.



BEDROOM ONE front aspect room with double glazed window, mirror fronted wardrobes, additional built in wardrobe, radiator.



BEDROOM TWO side aspect room with double glazed window, radiator.

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

BEDROOM FOUR front aspect room with double glazed full height window, radiator.



BATHROOM white suite comprising enclosed panel bath with shower and additional hand held shower over, vanity wash hand basin, low level w.c., partly tiled walls, heated towel rail, double glazed frosted window.

OUTSIDE

There are gardens to the side and rear which side onto private woodlands. The gardens are predominantly laid to lawn with decked and paved entertaining area to one side. Screening provided by mature laurel bushes.

TO THE FRONT is a further area of lawned garden with driveway parking and

SINGLE GARAGE up and over door.

M48490425 EPC BAND: E.

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 3QP** number 6 can be found tucked in the right hand corner.

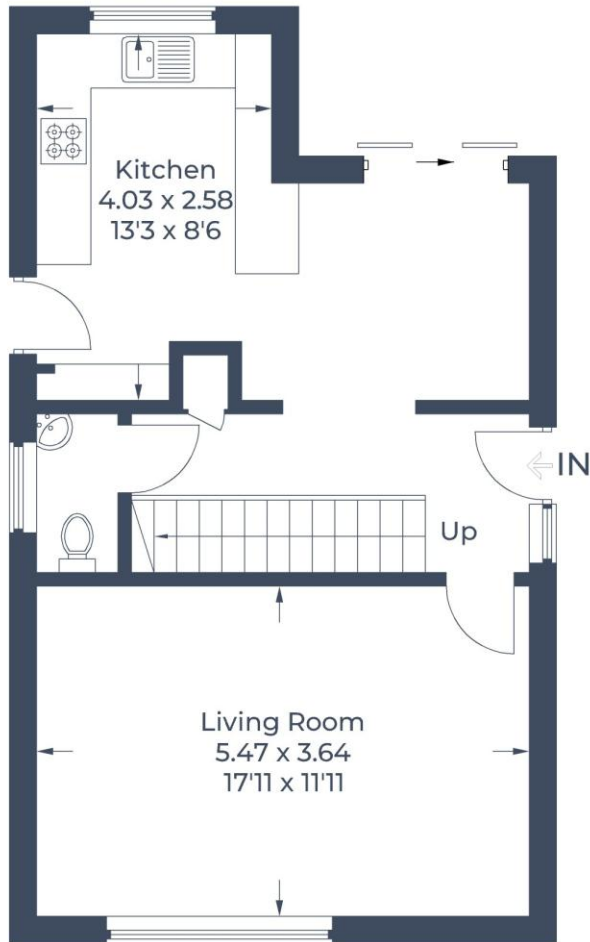


MONEY LAUNDERING REGULATIONS:

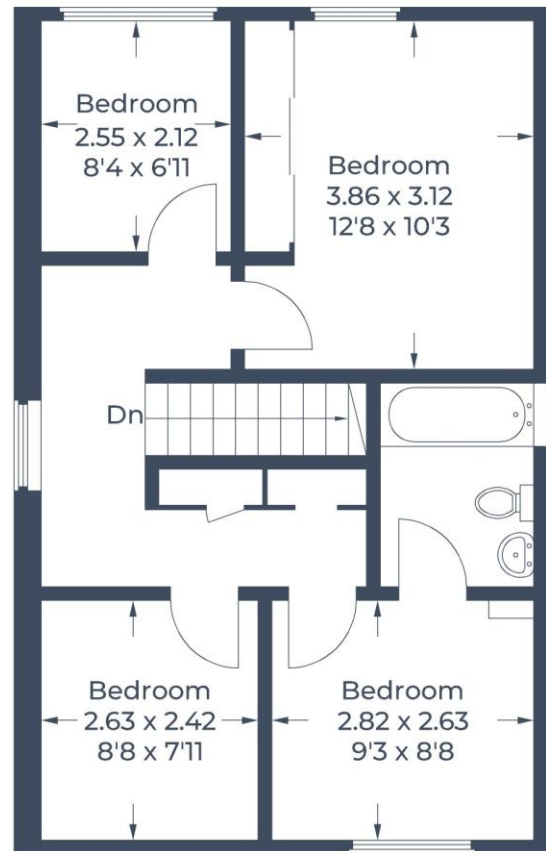
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

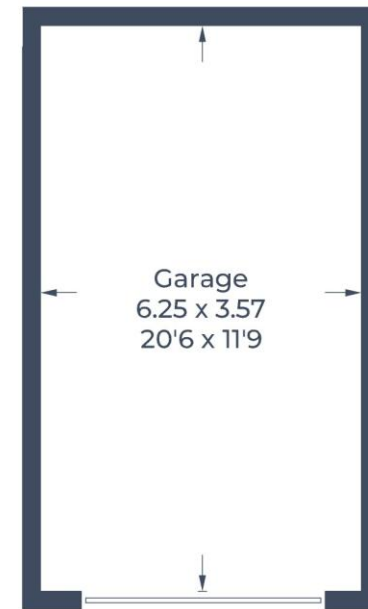
Approximate Gross Internal Area
Ground Floor = 48.9 sq m / 526 sq ft
First Floor = 49.3 sq m / 531 sq ft
Garage = 22.2 sq m / 239 sq ft
Total = 120.4 sq m / 1,296 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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

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