



73 NEW ROAD, MARLOW BOTTOM
PRICE: £995,000 FREEHOLD

am ANDREW
MILSOM

**73 NEW ROAD
MARLOW BOTTOM
BUCKS SL7 3NN**

PRICE: £995,000 FREEHOLD

A cleverly designed and extremely well appointed four bedroom detached family home situated in this popular residential setting close to Marlow Bottom's amenities and within Burford Primary School catchment.

GOOD SIZED AND PRIVATE REAR GARDEN WITH DECKED ENTERTAINING AREA AND ADDITIONAL GLASS BALCONY: MAIN BEDROOM WITH ENSUITE SHOWER ROOM: THREE FURTHER BEDROOMS: FAMILY BATHROOM: CLOAKROOM: ENTRANCE HALL: STUDY: DINING ROOM: IMPRESSIVE LIVING ROOM WITH VAULTED CEILING AND FEATURE FIREPLACE: REFITTED KITCHEN/DINER: UTILITY ROOM: DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: AMPLE DRIVEWAY PARKING: VIEWING STRONGLY RECOMMENDED.

TO BE SOLD: a stylish and spacious detached family home providing extremely well kept and adaptable reverse style living accommodation worthy of an internal inspection. The current owners have made many recent improvements including a refitted kitchen/diner with Hacker German units and integrated appliances, impressive living room with vaulted ceiling, oak flooring and feature fireplace with inset cast iron log burner, four good sized bedrooms, three of which have access to a private decked seating area to the rear. 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 distant 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** tiled floor with underfloor heating, double glazed frosted window.

STUDY front aspect room with double glazed window, tiled floor with underfloor heating.



DINING ROOM dual aspect room with double glazed bay window and double glazed frosted window to one side, oak wooden flooring, radiator and doors to



LIVING ROOM dual aspect room with double glazed window and double glazed doors to recently fitted glass balcony, vaulted ceiling with useful loft space, stone feature fireplace with inset cast iron log burner, oak wooden flooring, radiators.

CLOAKROOM comprising low level w.c., wash hand basin, tiled floor, partly tiled walls, access to loft space where the central heating boiler can be found.

KITCHEN/DINER



Kitchen - recently refitted with a range of Hacker floor and wall units, quartz work surfaces incorporating a two seater breakfast bar, integrated dishwasher, Franke sink with Quooker multifunction tap, tall cupboard housing Neff circotherm oven with additional combination microwave oven, warming

drawer, larder cupboard, integrated fridge/freezer, inset ceramic hob with inset extractor fan, wine cooler, Karndean flooring, Velux windows and opening through to

Dining Area again with impressive vaulted ceiling and doors leading onto recently fitted glass balcony, two radiators.

UTILITY ROOM sink with cupboards under, space and plumbing for washing machine, water softener, hot water cylinder.

LOWER GROUND FLOOR

HALLWAY pine wooden flooring, radiator.



BEDROOM ONE rear aspect room with double glazed doors to balcony, pine flooring, radiator and door to



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



BEDROOM TWO side aspect room with double glazed window, pine flooring, radiator, built in wardrobe.

BEDROOM THREE rear aspect room with double glazed doors leading to the balcony, pine flooring, radiator.

BEDROOM FOUR rear aspect room with double glazed doors leading to the balcony, pine flooring, radiator.



FAMILY BATHROOM white suite comprising enclosed panel bath with mixer taps and shower attachment, vanity wash hand basin with additional matching drawers and cupboards, low level w.c.,

heated towel rail, tiled floor with underfloor heating, double glazed frosted window, extractor fan.

OUTSIDE

TO THE FRONT is a herringbone block paved driveway providing parking for up to four cars.



TO THE REAR is a timber decked seating area with spiral staircase leading up to the first floor glass balcony with South Westerly views, steps down to a paved patio area and leading onto the remainder of the garden where there are two areas of lawn, well stocked flower and shrub borders, extremely well screened, timber garden shed and additional work shop sized shed to the rear of the garden.

M23130525 EPC BAND: D
COUNCIL TAX BAND: TBC

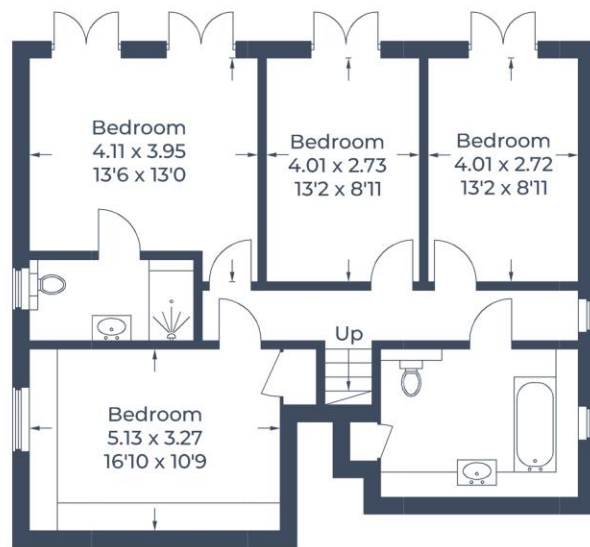
VIEWING: Please contact our Marlow office
homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 3NN** number 73 can be found approximately two thirds of the way along New Road on the left hand side.

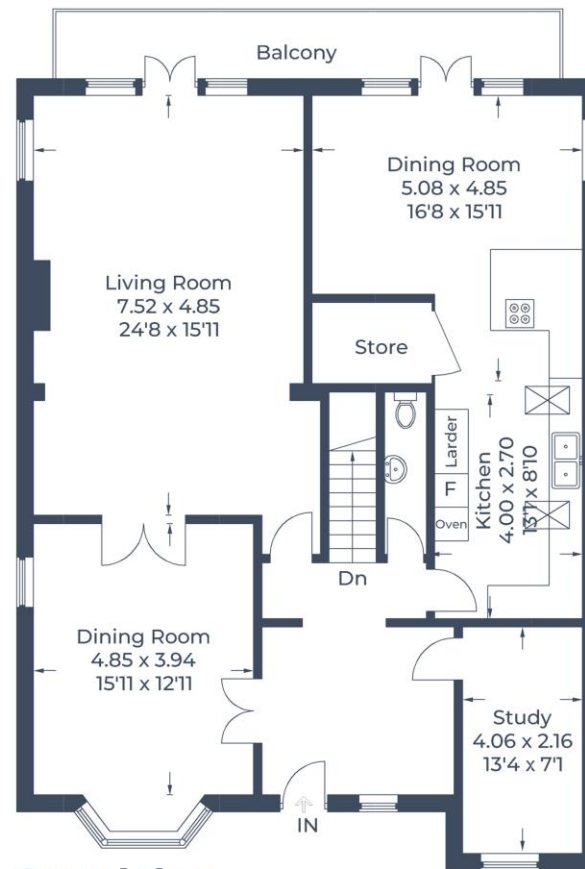
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

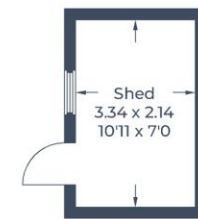
Approximate Gross Internal Area
 Ground Floor = 126.9 sq m / 1,366 sq ft
 First Floor = 78.3 sq m / 843 sq ft
 Outbuildings = 23.6 sq m / 254 sq ft
 Total = 228.8 sq m / 2,463 sq ft



Lower Ground Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)