



**1 ANDREWS WAY, MARLOW BOTTOM**  
**PRICE: £725,000 FREEHOLD**

**am** ANDREW  
MILSON



**1 ANDREWS WAY  
MARLOW BOTTOM  
BUCKS SL7 3QJ**

**PRICE: £725,000 FREEHOLD**

Situated on rising ground with sweeping valley views, this three bedroom detached home provides great potential and an exciting opportunity to create your dream space. Already benefiting from a ground floor extension, this property comes with architect drawn plans to inspire future development-subject to planning consent. Internally, the current owners have recently invested in improving key elements, including a full rewire, new boiler and heating system, superb family bathroom, new windows, new internal doors, carpets and redecoration to the first floor.

**THREE WELL PROPORTIONED  
BEDROOMS: STYLISHLY UPDATED  
BATH/SHOWER ROOM: BRIGHT AND  
SPACIOUS SITTING ROOM: DINING  
ROOM: 23FT KITCHEN/BREAKFAST  
ROOM: WELL MAINTAINED FRONT &  
REAR GARDENS: GARAGE & PRIVATE  
DRIVEWAY PARKING: GAS CENTRAL  
HEATING & MODERN DOUBLE  
GLAZING: EXCELLENT POTENTIAL TO  
EXTEND (SUBJECT TO PLANNING).**

**TO BE SOLD:** Tucked towards the north end of the Marlow Bottom Road and a short stroll to open countryside, this well presented three bedroom detached house provides the ideal opportunity to transform and extend (subject to planning consent) into a stunning four or five bedroom contemporary family home. Set on rising ground with elevated views across the

valley to protected woodland. This property is located within ¾ of a mile of Burford Primary School, one mile from local village amenities and three miles from Marlow's vibrant High St offering acclaimed restaurants, boutique shopping and beautiful riverside walks. Excellent transport links include Marlow railway station which provides services to London Paddington and the Elizabeth Line and easy access to the M4 & M40 motorways via the A404.

The accommodation comprises:

**ENTRANCE PORCH** double glazed front door, wood block flooring, cloaks hanging and glazed door to

**ENTRANCE HALL** stairs to First Floor, cupboard, radiator, wood block flooring, door to



**SITTING ROOM:** a front aspect room with full height double glazed window, attractive fireplace with cast iron wood burning stove with oak beam, wood block flooring, radiator and wide opening to



**DINING ROOM:** wood block flooring, double glazed patio doors, radiator and door to



**KITCHEN/BREAKFAST ROOM:** a spacious 23ft room having been recently refreshed with updated cupboard fronts, range of wall and basin units with ample working surfaces, inset one and a half sinks with single drainer, tiled wall surrounds, space and plumbing for washing machine, space for fridge, double oven and four ring gas hob with cooker hood, tiled floor, radiator, double glazed door to outside, door to

**SIDE PASSAGE:** useful practical space with tiled floor and useful for storage and utility space with folding door to garage.

**FIRST FLOOR LANDING** with access to boarded loft via retractable ladder, light, power and combination central heating boiler.



**BEDROOM ONE:** with double glazed window with views over to woodland, built in wardrobe, radiator.



**BEDROOM TWO:** with double glazed window with lovely views across the valley, built in wardrobes, radiator.

**BEDROOM THREE:** front aspect double glazed window, radiator.



**BATHROOM** recently refitted to a high standard with white suite including a walk in shower, tile enclosed bath with shower attachment, wash basin, low level wc, gold fittings, tiled walls and flooring, underfloor heating, heated towel rail, storage niches.

#### **OUTSIDE**



**TO THE FRONT** Generous frontage with lawn, rockery beds, original walling and picket fencing. A wide driveway provides parking for several vehicles with 5 bar gate at the entrance, electric car charging point, outside lighting and access from both sides to the rear garden.

**SINGLE GARAGE:** with electric roller door, light, power and folding door to side passage.



**THE REAR GARDEN** a lovely outdoor space with mature flower and shrub beds, a lawned garden and a series of flagstone patio spaces for outdoor entertaining. There are lovely views across the valley and the evening sunset. Outside lighting, power point and useful log and bin store to one side.

**VIEWING:** Please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** using the postcode SL7 3QJ the subject property can be found 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.

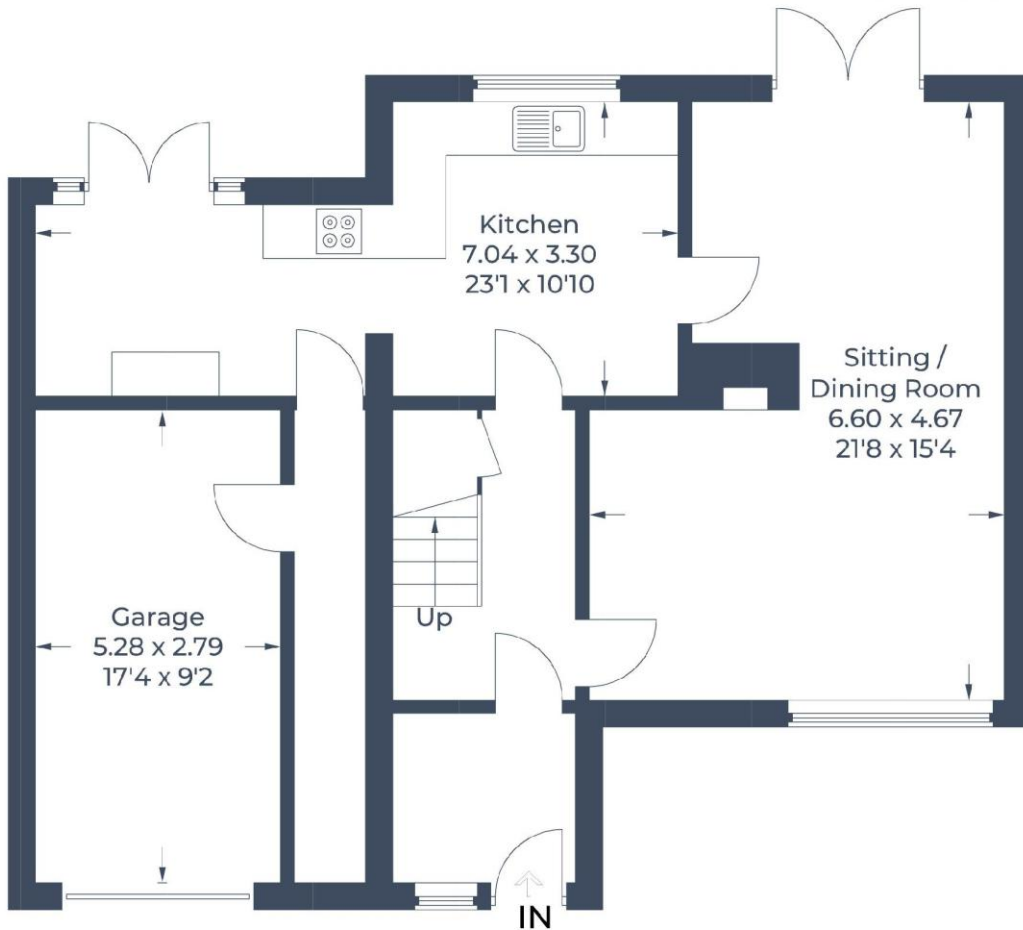
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

**M43630525**

**EPC BAND: D**



Approximate Gross Internal Area  
Ground Floor = 81.1 sq m / 873 sq ft  
First Floor = 45.9 sq m / 494 sq ft  
Total = 127.0 sq m / 1,367 sq ft  
(Including Garage)



**Ground Floor**



**First Floor**

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

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