



**5 NEW ROAD, MARLOW BOTTOM
OFFERS IN EXCESS OF £875,000 FREEHOLD**

am ANDREW
MILSOM

**5 NEW ROAD
MARLOW BOTTOM
BUCKS SL7 3NQ**

OFFERS IN EXCESS OF £875,000 FREEHOLD

A spacious and well planned four bedroom chalet style detached family home situated in this popular residential setting within close proximity of Marlow Bottom's amenities and within Burford Primary School catchment.

PRIVATE REAR GARDEN: MAIN BEDROOM WITH ENSUITE SHOWER ROOM AND ADJOINING DRESSING ROOM/BEDROOM FOUR: ENTRANCE LOBBY: ENTRANCE HALL: TWO GROUND FLOOR BEDROOMS: INNER HALLWAY/STUDY: CLOAKROOM: TWO REFITTED SHOWER ROOMS: REFITTED KITCHEN/BREAKFAST ROOM: LIVING ROOM: DINING ROOM: DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: DOUBLE GARAGE: AMPLE DRIVEWAY PARKING. NO ONWARD CHAIN.

TO BE SOLD: a deceptively spacious chalet style detached family home that has been considerably improved over recent times by the present owners and now provides well planned and adaptable living accommodation worthy of an internal inspection. The property is situated in the popular Burford Primary School catchment area and highly regarded grammar schools in Marlow and High Wycombe also 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 doors to **ENTRANCE LOBBY** tiled floor and glazed door to

ENTRANCE HALL laminated wood flooring, vertical radiator and storage cupboard.

CLOAKROOM comprising low level w.c., wash hand basin, partly tiled walls.



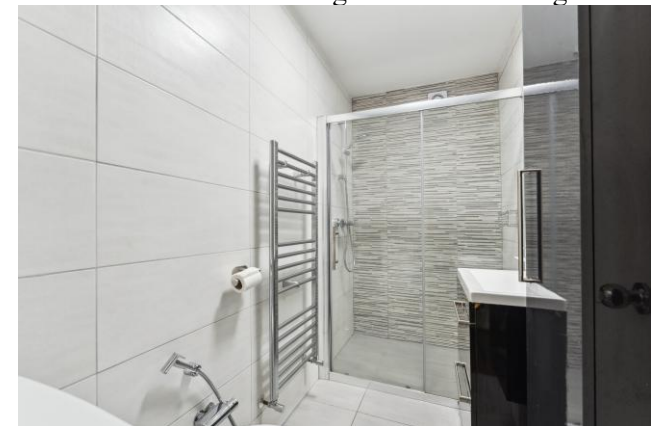
BEDROOM TWO dual aspect room with double glazed windows, vertical radiator, laminated wood flooring with underfloor heating.



BEDROOM THREE front aspect room with double glazed window, vertical radiator.



INNER HALLWAY/STUDY rear aspect double glazed window, polished wood flooring, radiator and stairs to First Floor Landing and door to Garage.



SHOWER ROOM ONE refitted with a walk in tile and glazed shower cubicle, vanity wash hand basin, low level w.c., heated towel rail, fully tiled walls and floor with underfloor heating.

SHOWER ROOM TWO refitted with a walk in tile and glazed shower cubicle, vanity wash hand basin, low level w.c., heated towel rail, fully tiled walls and floor with underfloor heating.

DINING ROOM side aspect room with double glazed doors to paved seating area, feature fireplace, laminated wood flooring, vertical radiator and wide arch through to



KITCHEN/BREAKFAST ROOM refitted with a range of white high gloss floor and wall units, marble work surfaces, central island unit with four seater breakfast bar, five burner gas hob with extractor fan over, tall cupboard housing oven and combination microwave, butlers sink, integrated dishwasher, American style fridge freezer, dual aspect double glazed windows, radiator, tiled floor.



LIVING ROOM dual aspect room with double glazed window and sliding doors to paved patio and rear garden, vertical radiators.

FIRST FLOOR
LANDING Velux window.



BEDROOM ONE dual aspect room with double glazed doors to the rear providing fine views towards woodland, polished wood flooring, radiators and door to



ENSUITE SHOWER ROOM tile and glazed shower cubicle, separate Japanese style bath tub with shower attachment and mixer taps, vanity wash hand basin, fully tiled walls and floor with underfloor heating, heated towel rail, Velux window.

BEDROOM FOUR/DRESSING ROOM rear aspect room, Velux window, polished wood flooring and radiator.

OUTSIDE TO THE FRONT of the property is a driveway providing ample off road parking in front of

DOUBLE GARAGE electric up and over door, doors to side and rear, central heating boiler, hot water cylinder, water softener, EV electric car charger narrowing to a **UTILITY AREA** to the rear where there is space and plumbing for washing machine and appliance space, double doors to the rear.



TO THE REAR is a good sized and private area of garden screened by mature hedges and trees, raised paved seating area leading down to the remainder of the garden which is predominantly laid to lawn with well stocked flower and shrub borders, fishpond, shingled area and paved pathway leading to a useful garden store/workshop.

M48570625 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 3NQ** number 5 can be found after a short distance on the left 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 = 174.9 sq m / 1,883 sq ft
 First Floor = 60.3 sq m / 648 sq ft
 Total = 235.2 sq m / 2,531 sq ft
 (Including Garage)



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