



12 BOBMORE LANE, MARLOW
OFFERS IN EXCESS OF £750,000 FREEHOLD

am ANDREW
MILSOM

**12 BOBMORE LANE
MARLOW
BUCKS SL7 1JD**

**OFFERS IN EXCESS OF £750,000
FREEHOLD**

Situated in this popular residential setting, a mature three bedroom detached bungalow positioned on a good sized plot measuring approximately 200ft x 50ft and providing an ideal opportunity to remodel, improve and extend subject to usual planning consent.

**105ft REAR GARDEN: THREE BEDROOMS –
ONE WITH ENSUITE SHOWER ROOM:
BATHROOM: ENTRANCE LOBBY:
ENTRANCE HALL: LIVING ROOM:
DINING ROOM: CONSERVATORY:
KITCHEN: GAS CENTRAL HEATING TO
RADIATORS:
DOUBLE GLAZING: DRIVEWAY PARKING:
DETACHED GARAGE:NO ONWARD CHAIN.**

TO BE SOLD: an attractive three bedroom detached bungalow in need of some updating providing well planned and adaptable living accommodation worthy of an internal inspection. Bobmore Lane is located within half a mile of Marlow town Centre which has 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 LOBBY** with door to

ENTRANCE HALL access to loft space, cloaks cupboard, airing cupboard, radiator.



DINING ROOM front aspect room with double glazed window, radiator, sliding doors to



LIVING ROOM dual aspect room with double glazed windows, feature fireplace with inset electric fire, television aerial point, radiators and doors to



CONSERVATORY full double glazed with tiled floor and doors to garden.



KITCHEN fitted with a range of matching floor and wall units, roll edge work surfaces incorporating a three seater breakfast bar, one and half bowl enamel sink, Neff ceramic hob with extractor fan over, tall cupboard housing electric oven, space and plumbing for washing machine and dishwasher, recess for upright fridge freezer, wall mounted central heating boiler, dual aspect double glazed windows, door to side.



BEDROOM ONE dual aspect room with double glazed windows, built in wardrobe, radiators.

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

BEDROOM THREE rear aspect room with double glazed window and door to garden, radiator.

ENSUITE SHOWER ROOM tiled and glazed shower cubicle, wash hand basin, low level w.c.



BATHROOM walk in bath/shower, vanity wash hand basin, low level w.c., radiator, double glazed frosted window.

OUTSIDE

TO THE FRONT is a good sized driveway providing off road parking and a small area of lawned garden. The driveway continues down the side of the property leading to **DETACHED GARAGE** double length with light, power and workshop area.



THE REAR GARDEN which is an attractive feature of this property measuring approximately 105ft in length. To the rear of the property is a good sized paved patio area leading to the remainder of the

garden which is predominantly laid to lawn with well stocked flower and shrub borders and screening provided by mature trees and hedges.



M48740725 EPC BAND: D

COUNCIL TAX BAND: F

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

DIRECTIONS: using the postcode **SL7 1JD** and entering from Little Marlow Road, number 12 can be found on the right 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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk 69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Approximate Gross Internal Area = 111.4 sq m / 1,199 sq ft
Garage / Workshop = 34.7 sq m / 373 sq ft
Total = 146.1 sq m / 1,572 sq ft

