



12 BOVINGDON HEIGHTS, MARLOW
PRICE: £850,000 FREEHOLD

am ANDREW
MILSOM

**12 BOVINGDON HEIGHTS
MARLOW
BUCKS SL7 2JS**

PRICE: £850,000 FREEHOLD

Situated in one of Marlow's most sought after cul de sacs on the west side of the town and in Spinfield School catchment, a four bedroom detached family home in need of modernisation.

70' x 36' SECLUDED REAR GARDEN: FOUR BEDROOMS: BATHROOM: ENSUITE SHOWER ROOM: CLOAKROOM: LIVING ROOM: DINING ROOM: FAMILY ROOM: STUDY: KITCHEN/BREAKFAST ROOM: GAS CENTRAL HEATING: DOUBLE GLAZING: SINGLE GARAGE: PARKING FOR THREE CARS.

TO BE SOLD: this spacious four bedroom detached family home is situated in a popular residential area within a short walk of Spinfield Primary School and just over a mile from Marlow High Street. This spacious property offers excellent family accommodation in need of complete modernisation and with its deceptively large plot can be transformed made into a most comfortable home. The rear garden measures 70ft in depth and backs onto farmland whilst Bovingdon Heights is conveniently placed close to footpaths leading to Happy Valley and Marlow Common woodland beyond. Marlow 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:

ENTRANCE HALL double glazed front door, wooden flooring, door to Inner Hall and door to

CLOAKROOM white suite of low level w.c., wash basin with vanity cupboard, radiator.

INNER HALL stairs to First Floor, door to under stairs cupboard leading to Garage, door to Living Room.



KITCHEN/BREAKFAST ROOM range of wood fronted wall and base units, working surfaces, single drainer sink unit, space for oven, plumbing for dishwasher, space for fridge, cooker hood, double glazed door to outside, tiled floor, radiator, space for breakfast table, dresser unit.



LIVING ROOM wooden floor, door to Study, radiator, fireplace and archway to



DINING ROOM wooden floor, double aspect, radiator, double glazed double doors to outside and double casement doors to

FAMILY ROOM wooden floor, radiator and double casement doors to

STUDY radiator, recess spotlighting, wooden floor.

FIRST FLOOR SPACIOUS LANDING radiator, linen cupboard.



BEDROOM ONE two radiators, wooden floor, access to loft.



BATHROOM white suite of low level w.c., wash basin with vanity drawers, panel bath with separate shower unit and shower screen, tiled floor and walls, heated towel rail.



BEDROOM TWO wooden floor, wardrobe recess, radiator, window overlooking the rear garden and door to

ENSUITE SHOWER ROOM shower cubicle, wash basin with vanity cupboard, low level w.c., vinyl floor, half tiled walls, heated towel rail.

BEDROOM THREE wooden floor, radiator, window overlooking the rear garden.

BEDROOM FOUR wooden floor, radiator.

OUTSIDE

THE FRONT includes a block pavior driveway for the parking of at least three cars with gated side access to rear and outside lighting.

INTEGRAL GARAGE up and over door, light, power, gas fired combination boiler, plumbing for washing machine.



THE REAR GARDEN is a feature of the property and measures 70' x 36' (21.34 x 10.97m) and includes a large side patio with maturing tree, large expanse of lawn bordered by a variety of well-established trees including conifers providing much privacy. The rear garden backs onto open land and the overall plot size is 135' (41.05m) in depth.



**M48760925 EPC BAND:
COUNCIL TAX BAND: G**

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

DIRECTIONS: using the postcode **SL7 2JS** number 12 is on the right hand side of the cul de sac.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
 Ground Floor = 109.8 sq m / 1,182 sq ft
 First Floor = 73.1 sq m / 787 sq ft
 Total = 182.9 sq m / 1,969 sq ft
 (Including Garage)

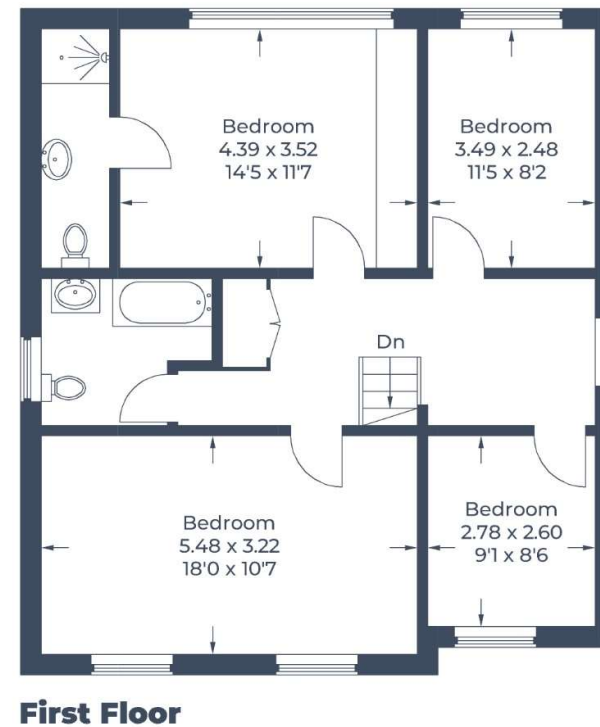
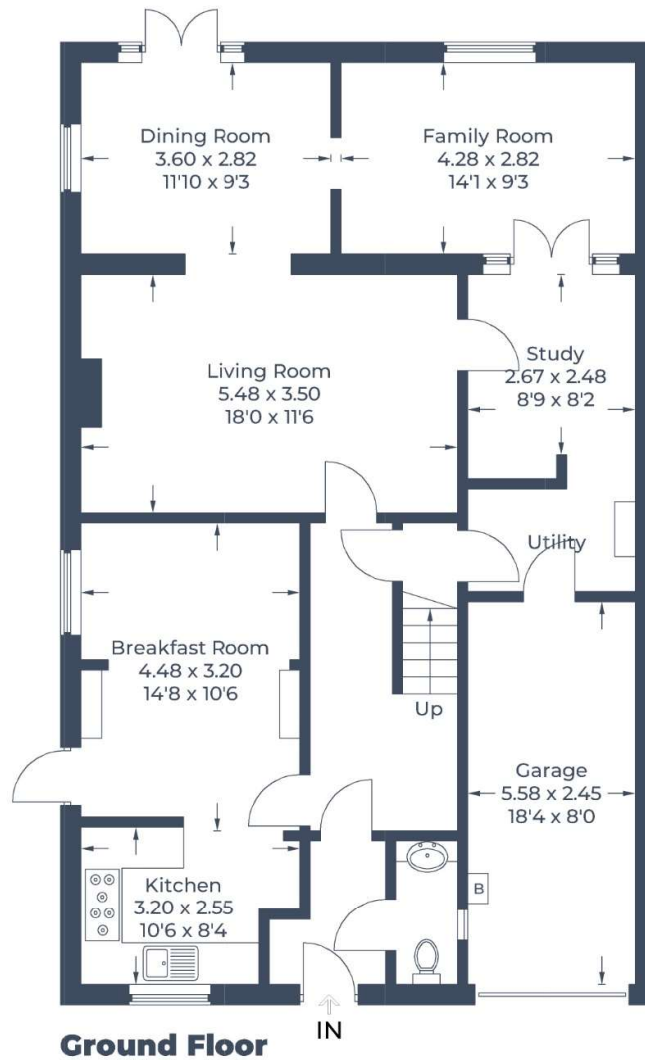


Illustration for identification purposes only,
 measurements are approximate, not to scale.