



8 BEECHTREE AVENUE, MARLOW BOTTOM
PRICE: OIEO £630,000 FREEHOLD

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MILSON

**8 BEECHTREE AVENUE
MARLOW BOTTOM
BUCKS SL7 3NJ**

**PRICE: OFFERS IN EXCESS OF £630,000
FREEHOLD**

A cleverly remodelled and recently refurbished three bedroom semi-detached home situated in this popular residential setting providing good sized and stylish living accommodation worthy of an internal inspection.

**REAR GARDEN: THREE BEDROOMS:
NEWLY FITTED BATHROOM:
ENTRANCE HALL: CLOAKROOM:
GOOD SIZED LIVING ROOM:
IMPRESSIVE OPEN PLAN KITCHEN/DINER
WITH APPLIANCES: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING. NO ONWARD CHAIN.**

TO BE SOLD: conveniently located within Burford Primary School catchment area and within walking distance of Marlow Bottom's amenities, a recently modernised three bedroom home providing well-appointed living accommodation strongly recommended for an internal inspection. 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 door to **ENTRANCE HALL** wood effect flooring, radiator and double glazed door to rear.

CLOAKROOM comprising low level w.c., vanity wash hand basin, double glazed frosted window, radiator, extractor fan.



LIVING ROOM front aspect room with double glazed window, radiators, stairs to First Floor Landing, storage cupboard.



OPEN PLAN KITCHEN/DINING ROOM newly fitted with a range of grey shaker style floor and wall units, quartz work surfaces incorporating a breakfast bar with feature lights over, integrated dishwasher, induction hob with extractor fan over, tall cupboard housing oven and grill, one and a half bowl sink unit, dual aspect double glazed windows and doors to garden, integrated full height fridge and freezer, wood effect flooring, radiators.



FIRST FLOOR

LANDING access to loft space, **UTILITY CUPBOARD** with fitted washing machine and wall mounted central heating boiler.



BEDROOM ONE front aspect room with double glazed window, radiator.

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

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



BATHROOM newly fitted white suite comprising enclosed panel bath with mixer taps and shower attachment, vanity wash hand basin, recessed shower cubicle, low level w.c., heated towel rail, double glazed frosted window, wood effect flooring.

OUTSIDE

TO THE FRONT is a block paved driveway providing off road parking.



TO THE REAR is a full width paved patio area leading up to the remainder of the garden which is laid to lawn enclosed by panel fencing with raised planters.



M48840925 EPC BAND: C

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 3NJ** number 8 can be found, after a short distance, on the right hand side.

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.

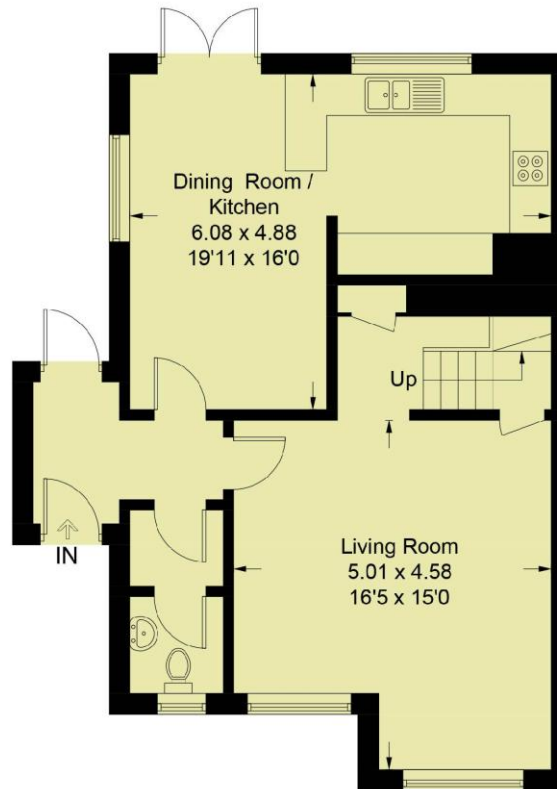
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

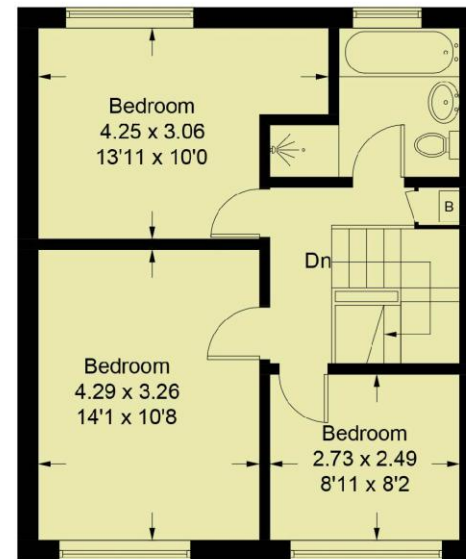
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
 Ground Floor = 60.7 sq m / 653 sq ft
 First Floor = 45.1 sq m / 485 sq ft
 Total = 105.8 sq m / 1,138 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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