



**49 BARNARDS HILL, MARLOW**  
**PRICE: £895,000 FREEHOLD**

**am** ANDREW  
MILSON



**49 BARNARDS HILL  
MARLOW  
BUCKS SL7 2NX**

**PRICE: £895,000 FREEHOLD**

Situated in this popular and convenient setting, a four bedroom detached family home providing ample scope to remodel and extend subject to usual consent.

**SOUTH FACING REAR GARDEN:  
MAIN BEDROOM WITH EN SUITE SHOWER  
ROOM:**

**THREE FURTHER BEDROOMS:  
FAMILY BATHROOM: ENTRANCE HALL:  
CLOAKROOM: SITTING ROOM: DINING  
ROOM: STUDY: KITCHEN:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING:  
CAR PORT: GARAGE.**

**TO BE SOLD:** An attractive four bedroom detached family home enjoying southerly elevated views to the rear and potential to redesign and extend subject to usual consent. The house is equidistant from the popular Spinfield Primary and Sir William Borlase's Grammar Schools and 1.5 miles from Danesfield Primary school. In addition, by convenient footpath, only just over half a mile from the town centre with an excellent range of shopping, sporting and social facilities. Marlow also has a railway station with train service to Paddington, via Maidenhead, which connects to Crossrail. The M4 and M40 motorways are readily accessible at Maidenhead and High Wycombe respectively.

**ENTRANCE PORCH** with security light point and front door

**ENTRANCE HALL** with stairs to first floor with cupboard under, wood flooring, radiator.  
**CLOAKROOM** with low level w.c., vanity wash basin, wood flooring, radiator.



**DOUBLE ASPECT SITTING ROOM:** with double glazed window to the front with fitted shutters, two radiators, television aerial point, double glazed door and picture windows opening to patio and garden, wood flooring, double doors to



**DINING ROOM:** a rear aspect room with double glazed window, radiator, wood flooring.

**STUDY:** a front aspect room double glazed window with fitted shutters, wood flooring, radiator.



**KITCHEN:** fitted with a matching range of floor and wall units, granite effect work surfaces, stainless steel sink, space and plumbing for dishwasher, space for upright fridge, Belling double oven/grill, five burner gas hob with cooker hood above, radiator, ceramic tiled flooring, rear aspect double glazed window, double glazed door to side.

**FIRST FLOOR LANDING** with access with foldaway ladder to part boarded loft, airing cupboard with pre lagged hot water tank fitted with immersion heater.



**BEDROOM ONE:** a rear aspect room with double glazed window and lovely views, fitted double wardrobe, radiator, door to **ENSUITE SHOWER ROOM** with large shower cubicle, low level w.c., vanity wash basin, fully tiled walls, extractor fan, double glazed window, radiator.



**BEDROOM TWO:** a rear aspect room with double glazed window, radiator, built in wardrobe, fine view.

**BEDROOM THREE:** a front aspect room with double glazed window with fitted shutters, double built in wardrobes, further built in wardrobe, radiator.

**BEDROOM FOUR:** a front aspect room with double glazed window with fitted shutters, radiator.



**FAMILY BATHROOM** comprising panel enclosed bath and shower over, low level w.c., pedestal wash basin, part tiled walls, tiled flooring, extractor fan, radiator.

#### **OUTSIDE**

**TO THE FRONT** the garden is laid to lawn with steps leading down to the front door and a driveway with space for one car leading down to the **CAR PORT** with light, electric car charging point and door to kitchen as well as up and over door to the **GARAGE:** about 16'7 x 7'6 (5.05 x 2.28m) with personal door, light, Vaillant boiler, plumbing for washing machine and power.



**THE REAR GARDEN** which comprises a wide paved terrace with water and light points, steps down to gently sloping lawn and further, crazy paved, patio. The rear garden enjoys a secluded southerly aspect and has a width of about 42' by a depth of about 43' (12.80 x 13.10m).

**M35880324**

**EPC BAND:C**

**COUNCIL TAX BAND:**

**VIEWING:** To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

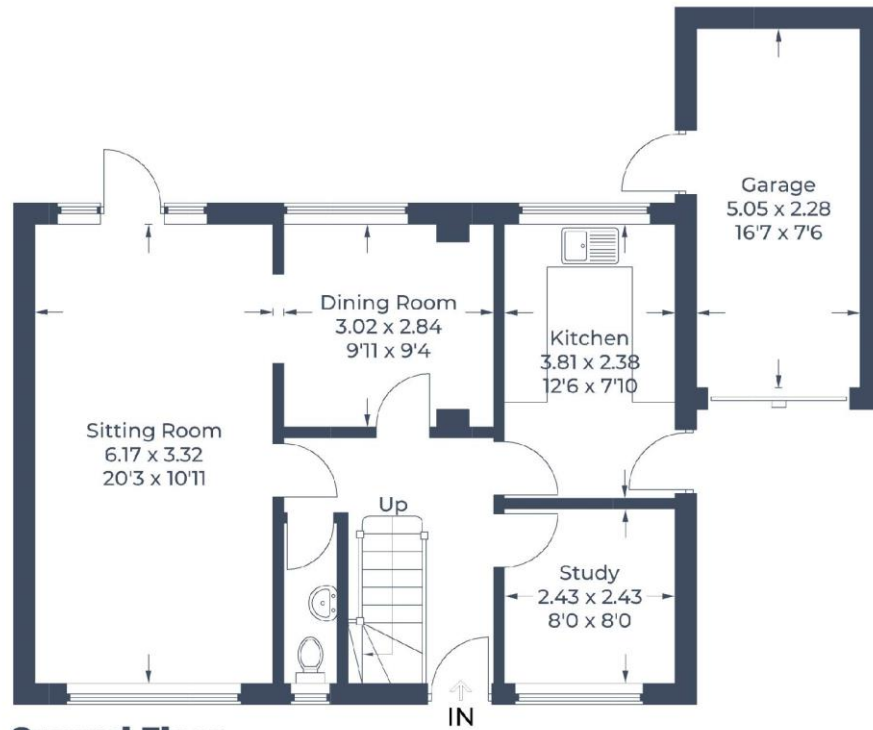
**DIRECTIONS:** from our Marlow office turn left at the top of the High Street into West Street and first right in front of Platt's Garage, into Oxford Road. Turn left just after the speed hump for Quoitings, into Barnards Hill. Take the second left (still Barnards Hill) by the post box and follow the road down and round to the right where number 49 will be seen on the left hand side just before the road rises again

**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.

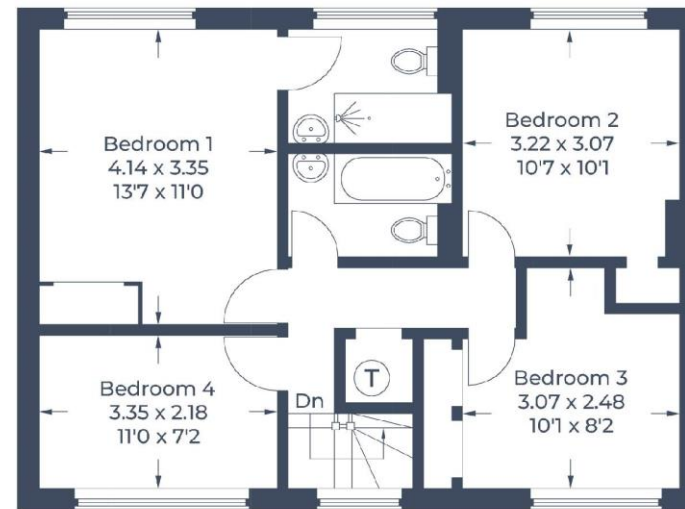
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



Approximate Gross Internal Area  
Ground Floor = 70 sq m / 755 sq ft  
First Floor = 58 sq m / 626 sq ft  
Total = 128 sq m / 1,381 sq ft



**Ground Floor**



**First Floor**

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

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