



**10 NEW ROAD, MARLOW BOTTOM**  
**PRICE: £825,000 FREEHOLD**

**am** ANDREW  
MILSON

**10 NEW ROAD  
MARLOW BOTTOM  
BUCKS SL7 3NG**

**PRICE: £825,000 FREEHOLD**

Situated in this popular village setting, a well-planned and spacious three bedroom detached home enjoying extremely well kept and private rear garden.

**ATTRACTIVE WELL-KEPT GARDENS:  
MAIN BEDROOM WITH ENSUITE SHOWER  
ROOM: TWO FURTHER BEDROOMS:  
SHOWER ROOM: ENTRANCE HALL:  
CLOAKROOM: LIVING ROOM:  
KITCHEN/BREAKFAST ROOM:  
UTILITY ROOM: STUDY: CONSERVATORY:  
AMPLE DRIVEWAY PARKING:  
GAS CENTRAL HEATING TO RADIATORS:  
DOUBLE GLAZED WINDOWS.  
CLOSE TO AMENITIES.**

**TO BE SOLD:** a mature three bedroom detached family home that has been thoughtfully remodelled over time and now benefits from good sized and adaptable living accommodation worthy of an internal inspection. The property is situated in the popular Burford School catchment area and within walking distance of Marlow Bottom's amenities. Marlow High Street is within two miles with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

**COVERED ENTRANCE PORCH** with leaded light glazed front doors to

**ENTRANCE HALL** with stairs to First Floor Landing, cloaks cupboard, radiator.

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



**KITCHEN/BREAKFAST ROOM** fitted with an extensive range of cottage style floor and wall units, granite effect work surfaces, inset ceramic hob with extractor fan over, tall cupboard housing electric oven and grill, one and a half bowl sink unit, wine cooler, space for American style fridge freezer, integrated dishwasher, tiled floor, dual aspect double glazed windows and door to side, radiator, concealed central heating boiler.

**UTILITY ROOM** space and plumbing for washing machine, double glazed frosted windows, tiled floor and radiator.



**LIVING ROOM** triple aspect room with double glazed windows, exposed brick open fireplace, radiators, television aerial point and doors to



**CONSERVATORY** fully double glazed with doors to garden, laminated wood flooring, radiator.

**STUDY** dual aspect room with double glazed windows, ample space for desk, radiator.

**FIRST FLOOR**

**LANDING** front aspect double glazed window, shelved cupboard, radiator.



**BEDROOM ONE** triple aspect room with double glazed windows, dressing area with fitted wardrobes, radiators and door to

**ENSUITE SHOWER ROOM** comprising glazed shower cubicle, vanity wash hand basin, low level w.c., double glazed frosted window, heated towel rail.



**BEDROOM TWO** dual aspect room with double glazed window, radiator.

**BEDROOM THREE** dual aspect room with double glazed window, built in wardrobe, access to fully insulated and partly boarded loft space with fitted ladder, radiator.

**SHOWER ROOM** with double sized shower, vanity wash basin, low level wc, double glazed frosted window, heated towel rail.

## OUTSIDE

**TO THE FRONT** of the property is a large expanse of driveway providing ample off road parking, gated access leading to



**THE REAR GARDEN** which is an attractive feature of this property having been thoughtfully landscaped over recent years and now benefitting from a large paved patio area with adjoining pathway to further paved seating area to the rear of the garden. The remainder of the garden is predominantly laid to lawn with mature flower and shrub borders, garden shed, screening provided by mature trees and panel fencing and a useful covered store to one side.

**M48080924**

**EPC BAND: D**

**COUNCIL TAX BAND: TBC**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

**DIRECTIONS:** using the postcode **SL7 3NG** number 10 can be found after a short distance on the right hand side.

**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](mailto: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 = 94.3 sq m / 1015 sq ft  
 First Floor = 59.5 sq m / 640 sq ft  
 (Including Eaves)  
 Total = 153.8 sq m / 1655 sq ft

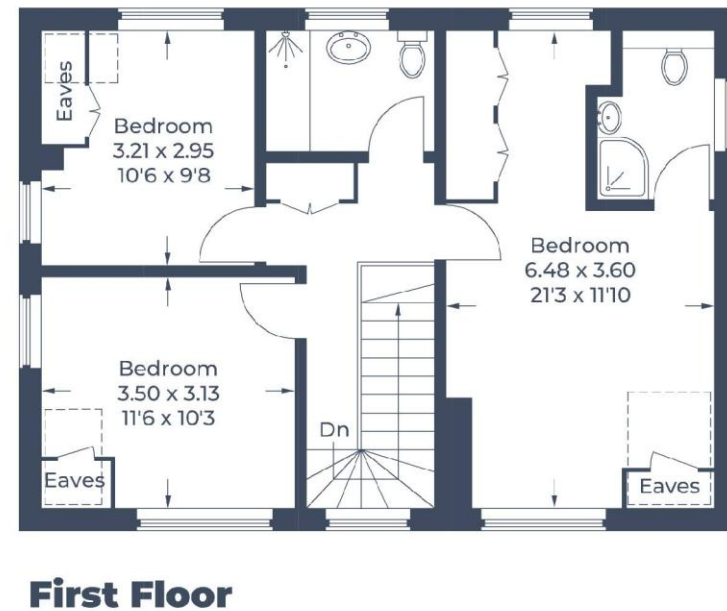
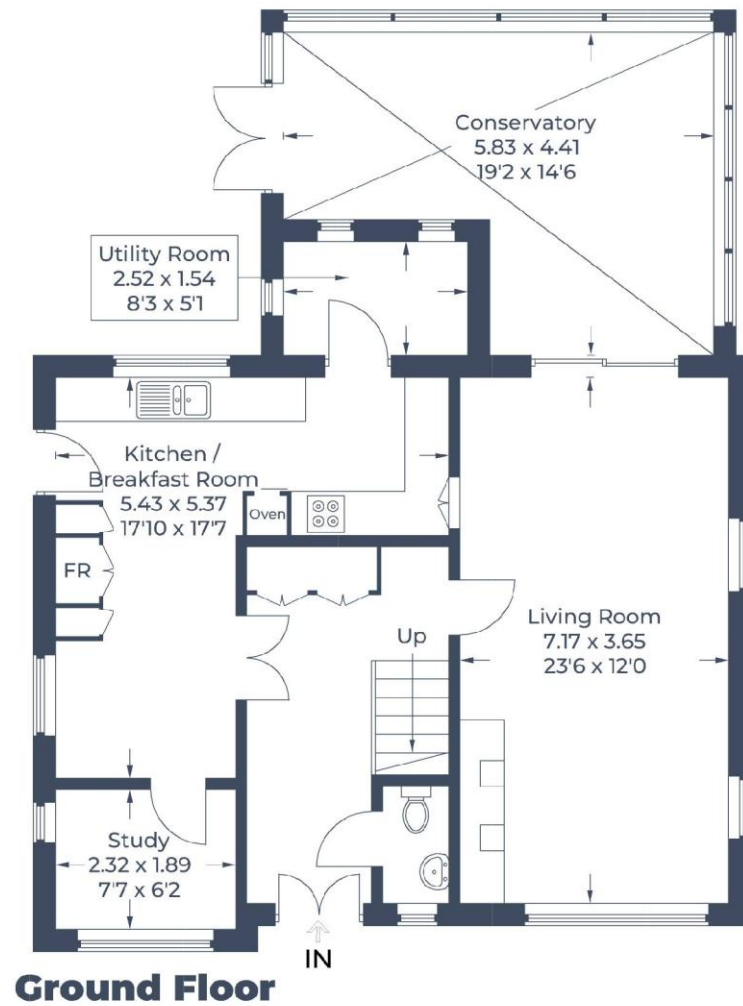


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing