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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE
SIMMONS & SONS

12 Badgebury Rise
Marlow Bottom, SL7 3QA

Asking Price £600,000
Freehold

12 Badgebury Rise Marlow

BUCKS SL7 3QA

A Three Bedroom Detached House

- **NO ONWARD CHAIN**
- Detached 3 Bedroom Family Home
- Requiring Modernisation Throughout & Offering Excellent Extension/Re-Modelling Potential (STPP)
- Living & Dining Room
- Cloakroom
- Kitchen
- Three Bedrooms
- Shower Room
- Rear Garden
- Garage & Driveway Parking
- Village Location



NO ONWARD CHAIN - A Fantastic Opportunity to purchase this rarely available Three Bedroom Detached Property in a Village Location. Requiring modernisation throughout and offering excellent potential for Extension (STPP), the property falls within catchment of the favoured Burford School and benefits from being ideally placed for Countryside walks with excellent access to the A404, M40 and M4. Village shops and amenities are also close by. Early viewings are advised to avoid disappointment.

Accommodation

The front door opens to an Entrance porch with a further door opening into the Entrance Hall - stairs rise to the First Floor and doors open to the Cloakroom, Living room and Kitchen. The Living room is front aspect with a door opening into Dining Room. The Kitchen has a range of eye level and base units with a door to the side of the property. To the first floor, are Three Bedrooms and a Shower Room.





Exterior

The Rear Garden is of a good size and is mostly laid to lawn with mature planting and patio. The whole is enclosed by wood panel fencing. To the front of the property is a low maintenance garden, Driveway and Garage with side door access.

Situation

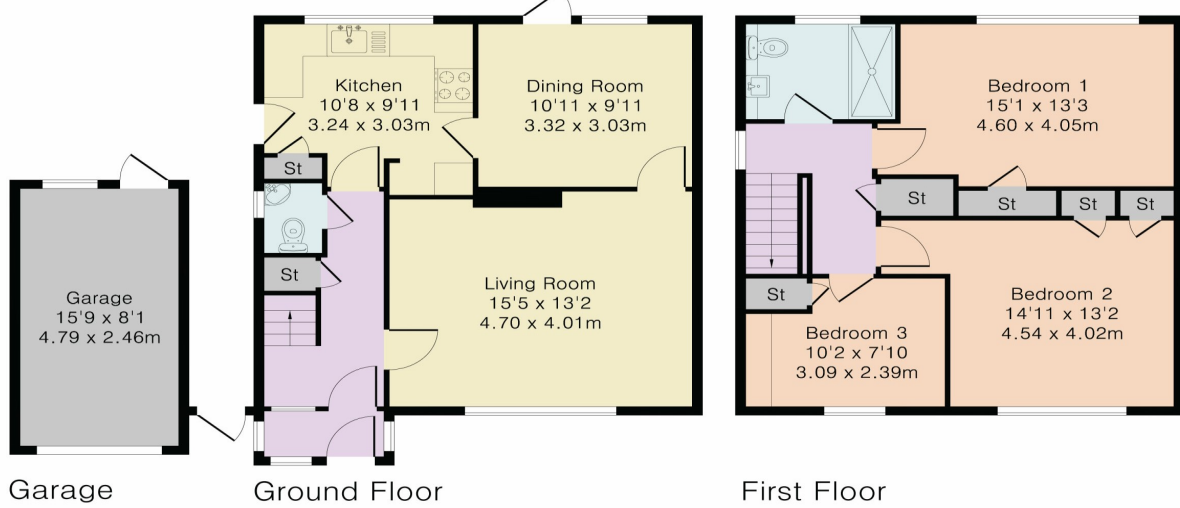
Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. Marlow is situated on the banks of the River Thames and is surrounded by beautiful countryside. It is a perfect place for enjoying the river, shopping with a difference, walking around historical buildings, or taking part in the many sports and recreational activities available within the local area. The railway station in Marlow provides access to London (Paddington via Maidenhead) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.

Directions

From the offices of **Simmons & Sons** turn left into Spittal Street crossing the mini-roundabout into Chapel Street. Turn left into the Wycombe Road, then left and 1st left into Marlow Bottom Road. Take 3rd turning on the left into Badgebury Rise. The property will be found a short distance along on the right hand side. A representative of Simmons & Sons will meet you at the property.



Approximate Gross Internal Area 1164 sq ft – 108 sq m
 Ground Floor Area 528 sq ft – 49 sq m
 First Floor Area 509 sq ft – 47 sq m
 Garage Area 127 sq ft – 12 sq m

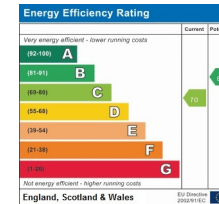


Council Tax/Wycombe

Tax Band E

Agent Note: Offers (STC)

All offers are put forward to our client (The Bank) who are the Executor & Trustee. All offers will be Subject to Contract & no better offer being received prior to exchange of contracts. "Our client, (The Bank), like any other Personal Representative, is acting not on its own behalf but in a fiduciary capacity, thus obliging it to obtain the best possible price on behalf of the beneficiaries" the property will therefore remain available for further viewings even after an offer is received.



VIEWINGS - Strictly by appointment with:

Simmons & Sons

T: 01628 484353

E: sales@simmonsandsons.com



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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