

16 HIGHWOODS DRIVE, MARLOW BOTTOM
PRICE: £640,000 FREEHOLD

ANDREW MILSOM

16 HIGHWOODS DRIVE
MARLOW BOTTOM
BUCKS SL7 3PY

PRICE: £640,000 FREEHOLD

Situated in this popular cul de sac setting and within a short stroll of Burford Primary school, a four bedroom detached family home providing ample scope to remodel and extend subject to usual planning consent offered for sale with no onward chain.

PRIVATE REAR GARDEN: FOUR BEDROOMS: BATHROOM: ENTRANCE HALL: SHOWER ROOM: LIVING ROOM: DINING ROOM: KITCHEN: CONSERVATORY: DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: DRIVEWAY PARKING: SINGLE GARAGE. BURFORD PRIMARY SCHOOL CATCHMENT. NO ONWARD CHAIN.

TO BE SOLD: situated in this popular residential setting, a four bedroom detached family home providing ample scope to remodel and extend, subject to usual planning consent. The property is situated in the popular Burford Primary School catchment area and within walking distance of Marlow Bottom's amenities. 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** laminated wood flooring.

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



LIVING ROOM a rear aspect room with laminated wood flooring, radiator and sliding doors to:



CONSERVATORY fully double glazed with doors to garden.

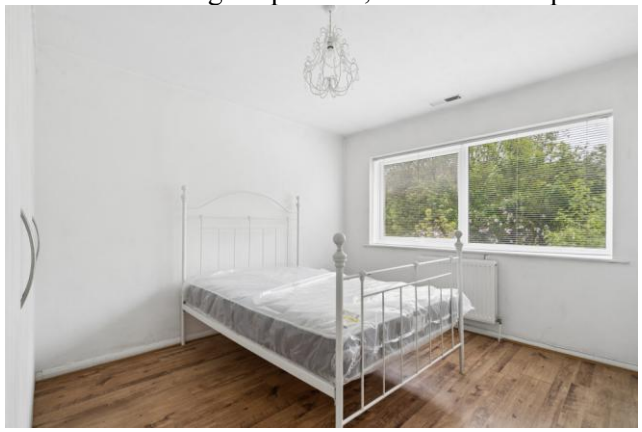
DINING ROOM with stairs to first floor landing, laminated wood flooring, radiator, double glazed doors to garden.



KITCHEN fitted with a matching range of floor and wall units, ample work surface space, one and a half bowl sink, ceramic hob with extractor fan over, integrated dishwasher, fridge, oven and microwave, front aspect double glazed window, door to side.

FIRST FLOOR

LANDING storage cupboards, access to loft space.



BEDROOM ONE rear aspect double glazed window, built in wardrobes, laminated wood flooring, radiator.

BEDROOM TWO rear aspect double glazed window, built in cupboard, laminated wood flooring, radiator.

BEDROOM THREE front aspect double glazed doors to balcony, radiator.

BEDROOM FOUR front aspect double glazed window, built in wardrobe, radiator.



BATHROOM white suite comprising enclosed panel bath with mixer taps and shower attachment, vanity wash basin, low level wc, heated towel rail.

OUTSIDE



TO THE REAR is a full width paved patio with steps down to the remainder of the garden which is laid to lawn with panelled fence surround and screened by mature trees.





TO THE FRONT is a further area of lawned garden with driveway parking and a **SINGLE GARAGE** up and over door.

M49220526 **EPC BAND: D**

COUNCIL TAX BAND: E

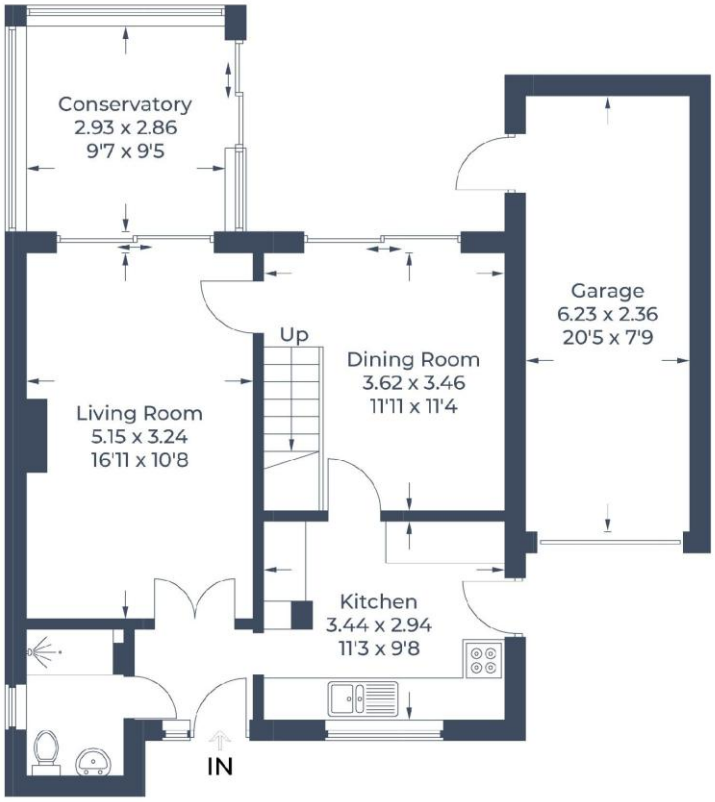
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 3PY** number 16 can be found on the right hand side.

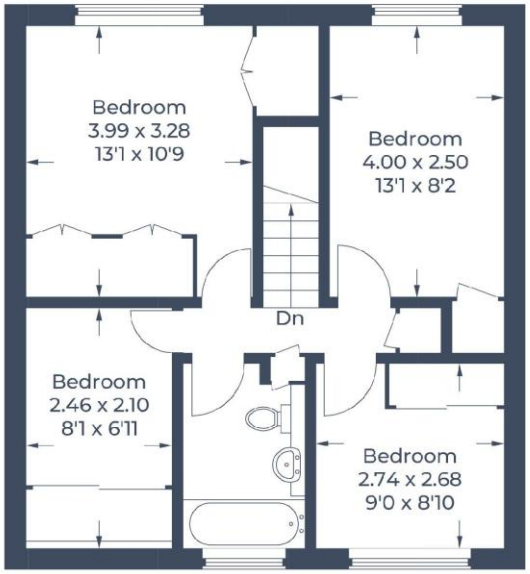
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 = 57.1 sq m / 615 sq ft
First Floor = 51.4 sq m / 553 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 123.3 sq m / 1,327 sq ft



Ground Floor



First Floor

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