



272 MARLOW BOTTOM, MARLOW
PRICE: £975,000 FREEHOLD

am ANDREW
MILSON

**272 MARLOW BOTTOM
MARLOW
BUCKS SL7 3PS**

PRICE: £975,000 FREEHOLD

An extremely spacious four bedroom detached family home situated in this popular setting positioned next to woodland and within Burford Primary School catchment.

**GOOD SIZED FRONT & REAR GARDENS:
FOUR DOUBLE BEDROOMS: ONE WITH EN
SUITE SHOWER ROOM: FAMILY
BATHROOM: ENTRANCE HALL:
CLOAKROOM: LARGE LIVING ROOM:
DINING ROOM: REFITTED KITCHEN WITH
ADJOINING BREAKFAST ROOM: FAMILY
ROOM/STUDY: DOUBLE GLAZING: GAS
CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING: GARAGE/STORE
WITH UTILITY AREA:
VIEWING STRONGLY RECOMMENDED.**

TO BE SOLD: a mature four bedroom detached family with well planned and adaptable living accommodation situated in this pleasant residential setting next to woodland and within a short level walk to Burford Primary school. Marlow Bottom provides various amenities for day to day living and Marlow High Street is within two miles distant with excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains to London via 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** stairs to first floor with storage cupboard under, radiator.

CLOAKROOM comprising low level wc, vanity wash basin, radiator.



LIVING ROOM a front aspect room with double glazed window, feature fireplace with inset gas pebble fire, tv point, radiators, steps up to:



DINING ROOM a rear aspect room with double glazed windows and doors to garden, radiator.



KITCHEN fitted with a matching range of floor and wall units, granite work surfaces incorporating a breakfast bar, one and a half bowl sink, induction hob with cooker hood over, tall cupboard housing electric oven and grill, integrated fridge and dishwasher, rear aspect double glazed window and door to:

BREAKFAST ROOM a side aspect room with double glazed window, built in storage cupboards, space for fridge/freezer, wide opening to:



FAMILY ROOM/STUDY with side aspect double glazed window and radiator.



CONSERVATORY fully double glazed with doors to garden.

FIRST FLOOR LANDING access to mostly boarded loft with fitted ladder, airing cupboard, front aspect double glazed window.



BEDROOM ONE with front aspect double glazed window, built in mirror fronted wardrobes, eaves storage cupboards, radiator.

BEDROOM TWO a rear aspect room with double glazed window, radiator and door to:

EN SUITE SHOWER ROOM with glazed shower cubicle, vanity wash basin, low level wc, heated towel rail, double glazed frosted window.

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

BEDROOM FOUR rear aspect room with double glazed windows, built in wardrobe, radiator.

FAMILY BATHROOM comprising enclosed panel bath with shower over, vanity wash hand basin, low level w.c., radiator, double glazed frosted window.

OUTSIDE

TO THE FRONT is a large shingled driveway providing ample parking with a shaped area of lawn to one side and flower and shrub borders. EV car charger point. Adjacent to the front garden is the entrance to an area of mature woodland which provides an ideal place for a stroll.



TO THE REAR is a good size and private area of garden which is mainly laid to lawn with panel fence surround and mature flower and shrub borders. Pond and water fall. Towards the rear of the garden is a summerhouse and paved seating area.

GARAGE/STORE with up and over door, light and power. Useful Utility area with sink, space and plumbing for washing machine, central heating boiler and further appliances space.

M49110426 EPC BAND: E
COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 3PS** number 272 can be found approximately two thirds of the way along Marlow Bottom 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 = 140.0 sq m / 1,507 sq ft
 First Floor = 83.5 sq m / 899 sq ft
 Garden Cabin = 5.8 sq m / 62 sq ft
 Total = 229.3 sq m / 2,468 sq ft
 (Including Garage)

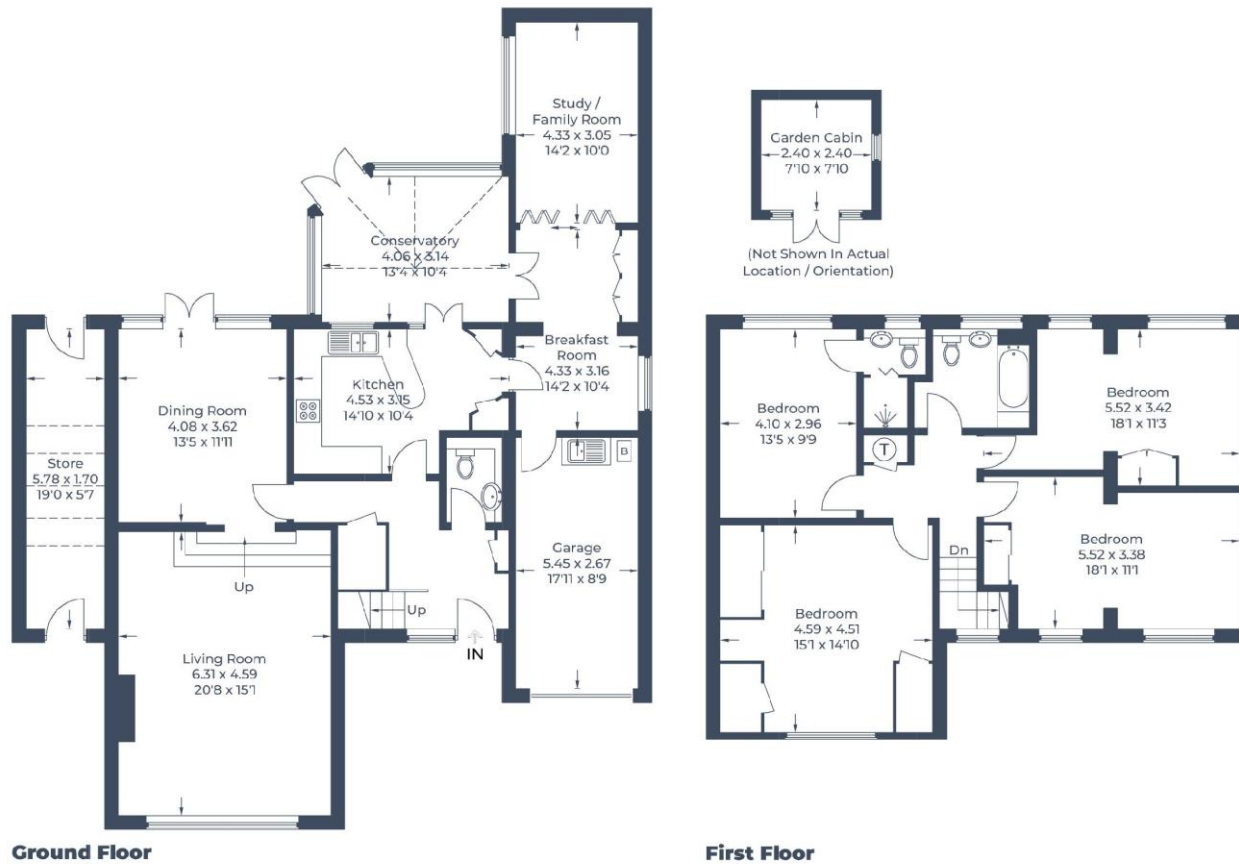


Illustration for identification purposes only,
 measurements are approximate, not to scale.