



BURNTWOOD HOUSE, MARLOW COMMON
PRICE: £1,225,000 FREEHOLD

am ANDREW
MILSOM

**BURNTWOOD HOUSE
MARLOW COMMON
MARLOW
BUCKS SL7 2QP**

PRICE: £1,225,000 FREEHOLD

A superbly appointed, cleverly remodelled and extended chalet style detached home situated in this semi-rural setting within close proximity of picturesque woodland and open countryside.

**PRIVATE REAR GARDEN WITH VIEWS
TOWARDS OPEN COUNTRYSIDE:
MAIN BEDROOM WITH ENSUITE
BATHROOM: ADDITIONAL FIRST FLOOR
BEDROOM WITH ENSUITE SHOWER ROOM:
TWO FURTHER GROUND FLOOR
BEDROOMS: STUDY/BEDROOM FOUR:
ENTRANCE HALL WITH VAULTED
CEILING: SHOWER ROOM: IMPRESSIVE
OPEN PLAN LIVING/DINING & KITCHEN
AREA WITH BI-FOLDING DOORS LEADING
ONTO A GOOD SIZED ENTERTAINING
AREA: UTILITY ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
AMPLE DRIVEWAY PARKING.
VIEWING RECOMMENDED.**

TO BE SOLD: Burntwood House is a most impressive detached chalet style home situated within easy reach of Marlow town centre and open countryside. The property was originally constructed in the 1970's and has been subsequently and extensively renovated and extended by the current owners and now provides good sized and stylish living accommodation over two floors. Marlow has 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:

COVERED ENTRANCE PORCH with panel front door to

ENTRANCE HALL vaulted ceiling, stairs to First Floor Landing with storage cupboard under, vertical radiator, Karndean flooring.

BEDROOM THREE rear aspect room with double glazed window, built in wardrobes, radiator, Karndean flooring.

BEDROOM FOUR/STUDY front aspect room with double glazed window, radiator, Karndean flooring.

SHOWER ROOM comprising walk in shower, vanity wash hand basin, low level w.c., heated towel rail.

OPEN PLAN LIVING, DINING & KITCHEN AREA



Kitchen Area fitted with an extensive range of high gloss floor and wall units, ample work surface space incorporating a central island/breakfast bar with inset induction hob and extractor fan over, single bowl sink, tall cupboards housing electric oven and microwave, warming drawer, space for American style fridge freezer, wine fridge, integrated dishwasher, glazed display cabinet, bi-folding full width doors to garden, gas log burner, Karndean flooring and door to

UTILITY ROOM double sized sink, cupboards under, space and plumbing for washing machine and tumble dryer, space for additional fridge, concealed central heating boiler, front aspect double glazed window, Karndean flooring and door to side.

GALLERIED FIRST FLOOR LANDING with Velux window, shelved cupboard, radiator.



BEDROOM ONE rear aspect room with double glazed doors to Juliette balcony providing superb views towards open countryside, built in wardrobes, matching drawers and dressing table, radiators and door to



ENSUITE BATHROOM white suite comprising enclosed panel bath with mixer taps and shower attachment, double sized shower, vanity wash hand basin, low level w.c., Velux window, heated towel rail.



BEDROOM TWO rear aspect room with double glazed window again providing superb views, radiator, built in wardrobe and door to



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

OUTSIDE



TO THE FRONT of the property is a resin driveway providing ample parking, raised flower borders with holly bush surround, gated side access on both sides, outside lighting.

TO THE REAR there is an area of private garden with large paved entertaining area which steps down to the remainder of the garden which is predominantly laid to lawn, panel fence surround and well stocked flower and shrub borders. To one side there is a timber garden shed and vegetable garden.



M48010924 EPC BAND: C

COUNCIL TAX BAND: F

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

DIRECTIONS: using the postcode **SL7 2QP** Burntwood House can be found just before the turning into Marlow common on the left 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 = 99.4 sq m / 1,070 sq ft
 First Floor = 70.4 sq m / 758 sq ft
 Total = 169.8 sq m / 1,828 sq ft

