



29 BARNHILL GARDENS, MARLOW
PRICE: £695,000 FREEHOLD

am ANDREW
MILSOM

**29 BARNHILL GARDENS
MARLOW
BUCKS SL7 3HB**

PRICE: £695,000 FREEHOLD

Situated on rising ground approximately one mile north of the Marlow High Street and with superb views over the town, an extended three bedroom semi-detached home that provides an ideal opportunity to remodel and further extend (subject to usual planning consent).

**PRIVATE REAR GARDEN: THREE
BEDROOMS:
BATHROOM: ENTRANCE HALL:
CLOAKROOM:
LIVING ROOM/DINING ROOM:
KITCHEN/BREAKFAST ROOM:
DOUBLE GLAZING:
GAS CENTRAL HEATING: GARAGE:
DRIVEWAY PARKING.**

TO BE SOLD: Situated in this popular residential cul de sac setting, a mature three bedroom semi detached home in need of some modernisation ideally located in this pleasant and convenient setting. The current owners obtained planning consent to extend to the side and rear which has now lapsed but the plans are available to view so that a potential buyer can see the scope it provides to make a larger four bedroom home. The property is located in the popular Sandygate School catchment area close to a green, local shops in Oaktree Road and with superb views over the town. 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:

Front door to **ENTRANCE LOBBY** with glazed door to **ENTRANCE HALL** with radiator, stairs to First Floor with cupboard under, laminate flooring, radiator.

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



LIVING ROOM/DINING ROOM a front aspect room with double glazed window, feature electric fire, laminate flooring, radiator, tv point.



KITCHEN/BREAKFAST ROOM fitted with a matching range of floor and wall units, ample work surface space, ceramic hob with extractor fan over, tall cupboard housing electric oven and grill, one and half bowl sink, wine rack, space and plumbing for washing machine and dishwasher, space for fridge/freezer, rear aspect double glazed window and doors to garden, radiator.

FIRST FLOOR LANDING with access to loft with fitted ladder, side aspect double glazed window.



BEDROOM ONE double glazed window with views towards the town, radiator.



BEDROOM TWO a rear aspect room with double glazed window, radiator.



BEDROOM THREE a front aspect room with double glazed window, radiator.



BATHROOM comprising an enclosed panel bath with shower over, vanity wash basin, low level wc, airing cupboard, radiator, double glazed frosted window.

OUTSIDE

TO THE FRONT is a paved driveway for several cars leading to a **SINGLE GARAGE** with roller door, light and power.



THE REAR GARDEN is an attractive feature of this property offering a high degree of privacy. To the rear of the house is a seating area with artificial grass and steps up the remainder of the garden that also has artificial grass for low maintenance and an ideal play space for children. The garden is screened on all sides by mature conifers and panelled fencing. Garden store.

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EPC BAND: D

COUNCIL TAX BAND: tbc

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

DIRECTIONS: using the postcode **SL7 3HB**, and turning right into Barnhill Gardens from Barnhill Road, the property can be found 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.

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 = 51.8 sq m / 557 sq ft
First Floor = 35.8 sq m / 385 sq ft
Garage = 20.7 sq m / 223 sq ft
Total = 108.3 sq m / 1,165 sq ft

