



2 ELMTREES PARK, LITTLE MARLOW
PRICE: £175,000

am ANDREW
MILSOM

**2 ELMTREES PARK
WINCHBOTTOM LANE
LITTLE MARLOW
BUCKS SL7 3RL**

PRICE: £175,000

A two bedroom detached park home in need of some updating is situated in a small mobile home park of just twenty homes adjoining open countryside yet just over a mile and a half from Marlow town centre.

**ENTRANCE HALL:
LIVING ROOM:KITCHEN:
TWO BEDROOMS:BATHROOM:
LPG CENTRAL HEATING:
DOUBLE GLAZING:
DRIVEWAY CAR PARKING.**

TO BE SOLD: A two bedroom park home situated in this pleasant setting. Elmtrees Park is a small (20 unit) mobile home park situated just outside Marlow within walking distance of the Farm Shop and two pubs in the village as well as the Garden Centre, closer to the town. Marlow itself has an excellent range of shopping, sporting and social facilities as well as railway station with train service to Paddington, via Maidenhead, which will connect to Crossrail next year. Access to the Marlow Bypass is within a couple of minutes' drive providing a speedy route to the M40 at High Wycombe and the M4 at Maidenhead.

Steps up to part double glazed front door to

ENTRANCE HALL opening through to:



KITCHEN: 12'0 x 6'7. Fitted with matching floor and wall units, roll edge work surfaces, single drainer sink unit, gas cooker, space for washing machine, dual aspect double glazed windows, radiator. Archway leading through to



LIVING ROOM:12'0 x 12'0. A dual aspect room with double glazed windows, fitted gas fire, tv point, radiator.



BEDROOM ONE: 12'4 x 9'4. double glazed window, built in wardrobe and drawers, radiator.

BEDROOM TWO: 6'9 x 5'5. double glazed bay window, radiator.



BATHROOM with panel enclosed bath with Mira shower over, wash basin, low level wc, double glazed frosted window, radiator.

OUTSIDE

TO THE SIDE is a private area of shingled garden with panelled fence surround and a shed. There is also a seating area to the other side of this property.

PARKING there is a shingled driveway for one car to the front and visitor parking opposite.

NOTE: Mains electricity, water, and drainage.

MONTHLY PITCH FEES £256.35 per month from April 1st which is reviewed annually.

OCCUPANCY is restricted to the over 50's.

COUNCIL TAX BAND: A

REF: M49450826

VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow office turn right at the top of the High Street into Spittal Street and cross the mini roundabout into Chapel Street which becomes Little Marlow Road. Crossing the A404M towards Bourne End, pass the entrance to the Garden Centre on the left and then Winchbottom Lane is the next turning on the left hand side. Elmtrees Park will be seen after a couple of hundred yards on the right.

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 and furnishings.