



4 Westhorpe  
Marlow, SL7 3RH

**Price Guide £175,000**

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## 4 Westhorpe Marlow, SL7 3RH

Two bedroom park home enjoying plenty of privacy on the edge of this popular site between Marlow and Bourne End offered for sale with no onward chain. Council Tax Band A. EPC Rating N/A. Please call our offices to arrange a viewing on 01628 522568

The accommodation comprises of a full width sitting room to the front opening into the kitchen area that is fitted with a range of wall and base units and space for the usual appliances. There are two bedrooms both complemented by a shower room.

To the side of the property is a very useful garden store/shed plus a secluded paved patio area and gardens to all sides of the property. Resident's parking is plentiful and available nearby.

There are annual site fees payable and these are currently £209.43 per month. The water rates are billed by the freeholders.

Marlow High Street is a short drive away, offering an excellent range of shopping, social and sporting facilities. Marlow has a railway station with train service to Paddington via Maidenhead and the M4 (J8/9) and M40 (J4) motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before



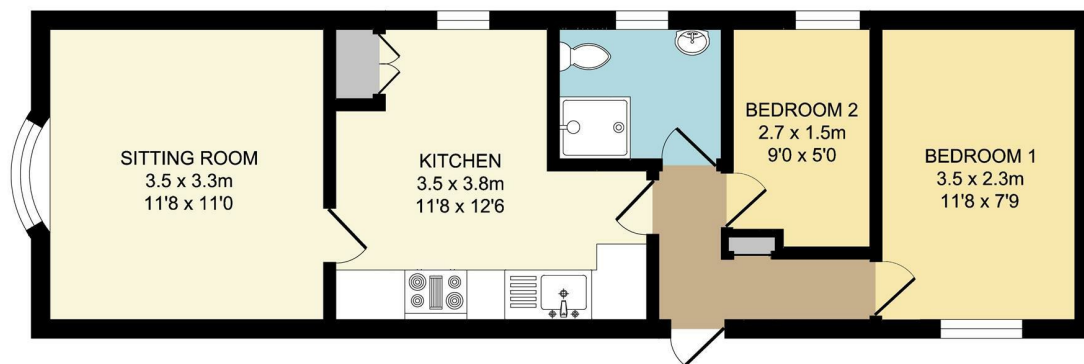


receiving a contract to purchase.

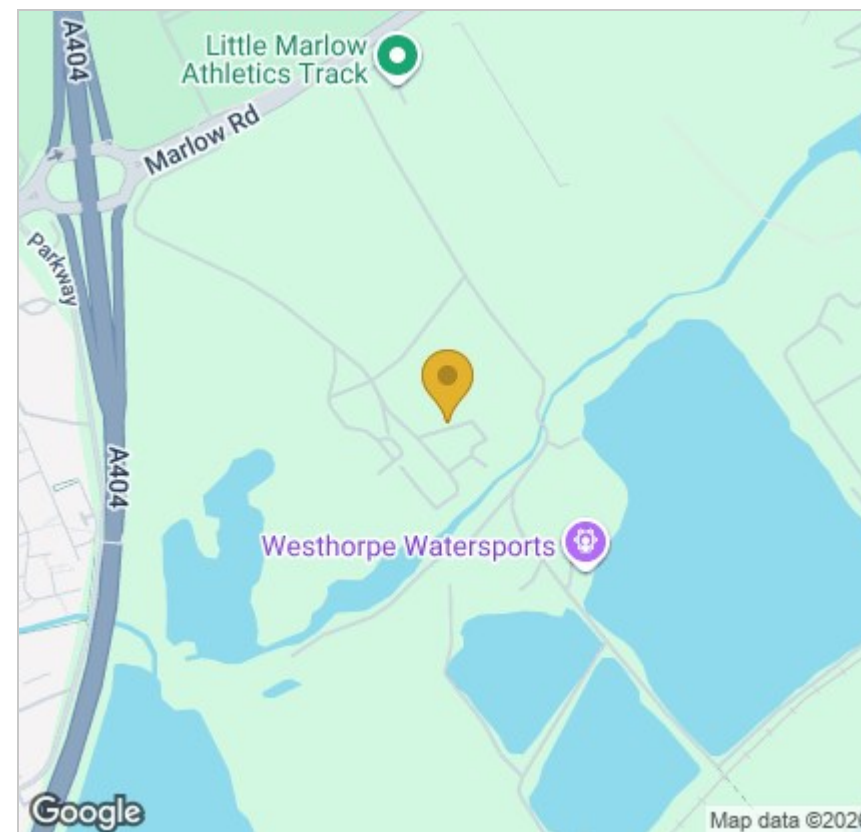
Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

## Floor Plan

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



## Area Map



## Energy Efficiency Graph

## Viewing

Please contact our Bourne End Office on 01628 522 568 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.