



BarrettMove



**28 Squirrel Rise, Marlow, Buckinghamshire SL7 3PN**  
**Guide Price £525,000 - Freehold**



## PROPERTY SUMMARY

Barrett Move presents a two bedroom detached chalet bungalow with a large garden, detached garage and off street parking in a popular road in Marlow Bottom.

## POINTS OF INTEREST

- Opportunity to create a special family home
- Large plot with lovely outlook
- Scope for renovation and extension (STPP)
- Boiler not working
- Garage and off road parking
- 5 minute walk to Burford School
- Close to woodland walks and village amenities
- In need of updating



**Approximate Gross Internal Area 1127 sq ft - 105 sq m  
(Excluding Garage & Including Store)**

Ground Floor Area 788 sq ft – 73 sq m

First Floor Area 339 sq ft – 32 sq m

Garage Area 306 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		62
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			