



40 Hill Farm Road
Marlow

£875,000

This charming home offers 2139 sq ft of versatile living space, ideal for a family or even a multi generational family given the downstairs bedroom with a full bathroom on the ground floor. The property has character and ample space for relaxation and entertaining. The large lounge across the back has sliding doors to the garden and could be knocked through to the kitchen to create open plan living if the buyer wished. The middle of the ground floor is a dining room and has the staircase to upstairs. There is also a practical utility/laundry room which houses the boiler that was replaced in 2023.

Upstairs, you will find a large master bedroom with ensuite shower room and a dressing room that has room for a desk should you need an additional workspace. There are two further double bedrooms and a family bathroom.

At the rear there is a deck and patio area, as well as lawn and access into the garage. The front drive has parking for several cars.

LOCATION: The house is within walking distance of the village amenities as well as Marlow town centre and a short walk from Burford School. Marlow Bottom offers village living with wonderful woodland walks, an Italian restaurant, coffee shop, pharmacy, Rebellion Brewery and a local convenience store. There is ease of access to the M40 and M4, London is within easy reach and Heathrow Airport only c.20 miles away.

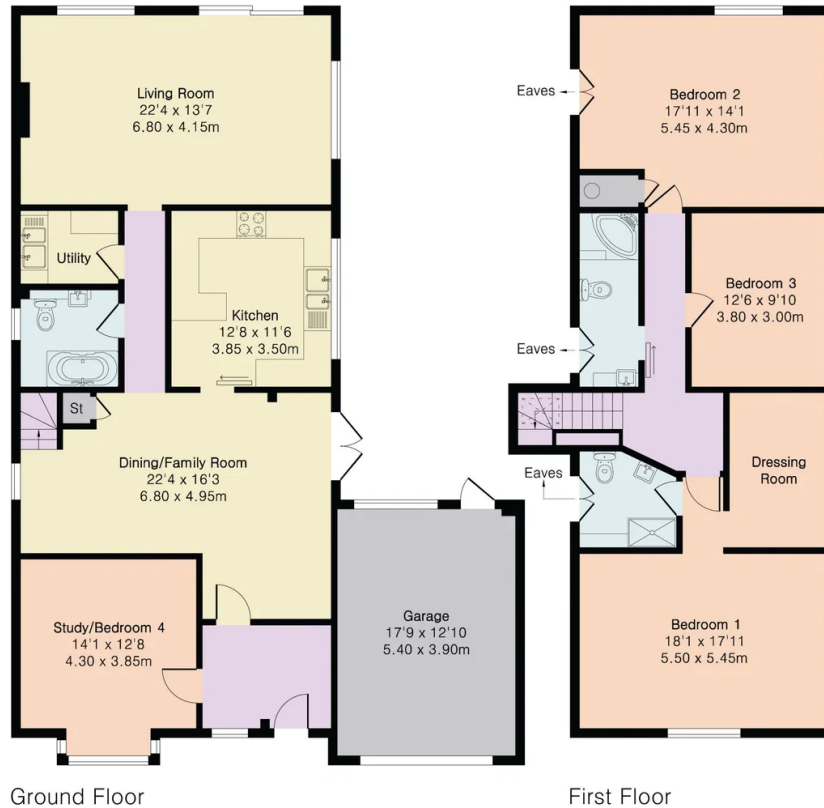




**Approximate Gross Internal Area 2319 sq ft - 216 sq m
(Including Garage)**

Ground Floor Area 1387 sq ft – 129 sq m

First Floor Area 932 sq ft – 87 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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