



Olivers Paddock, Marlow, SL7 3NS

Marlow

Guide Price

£975,000

Situated in a peaceful cul de sac, this spacious four-bedroom detached house offers a generous layout. At the front of the house there is a large kitchen-diner-family room with separate utility/boot room, at the back a generous lounge with a view and an additional reception room currently used as a study but large enough for a playroom or additional bedroom. There is also a downstairs cloakroom.

Upstairs is light and spacious due to a sizeable extension. The master bedroom has an ensuite bathroom, and there are three further double bedrooms providing plenty of space for family members or guests, complemented by a well-fitted family bathroom.

Externally, the property offers a double garage and off-street parking, ensuring ample space for vehicles and additional storage. The south-facing garden benefits from a lovely view over the wooded valley, making it a perfect spot for relaxation or entertaining. A charming summerhouse equipped with power further enhances the outdoor space, providing a versatile area for hobbies or work.

LOCATION

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**Approximate Gross Internal Area 1972 sq ft - 183 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1151 sq ft - 107 sq m
 First Floor Area 821 sq ft - 76 sq m
 Garage Area 384 sq ft - 36 sq m
 Outbuilding Area 116 sq ft - 11 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 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
		EU Directive 2002/91/EC

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