



27 BOBMORE LANE, MARLOW
PRICE: £650,000 FREEHOLD

am ANDREW
MILSOM

**27 BOBMORE LANE
MARLOW
BUCKS SL7 1JF**

PRICE: £650,000 FREEHOLD

This attractive and well-presented four bedroom semi detached home has been tastefully extended and refitted and occupies a convenient location for both primary and secondary schools

**WEST FACING REAR GARDEN:
THREE BEDROOMS: FAMILY
BATH/SHOWER ROOM: BEDROOM FOUR:
ENSUITE SHOWER ROOM: CLOAKROOM:
UTILITY ROOM: KITCHEN/FAMILY ROOM:
SITTING ROOM: RADIATOR &
UNDERFLOOR HEATING (TILED FLOORS):
DOUBLE GLAZING: GARDEN ROOM
DRIVEWAY PARKING FOR THREE CARS**

TO BE SOLD: A viewing of this impressive four-bedroom semi-detached home is highly recommended to appreciate the tasteful rear extension along with the extensive modernizing programme that has been undertaken. This will reveal an open-plan and well fitted kitchen/family room which overlooks the enclosed west-facing rear garden as well as opening to the sitting room. There is underfloor heating to the ground floor, whilst to the first floor, which includes three bedrooms and a bar trek shower, there is conventional gas-fired heating to radiators. Situated in a convenient location, less than a mile from Marlow High Street, this delightful home is well placed for secondary and primary schools, as well as being close to the Marlow Bypass. Marlow High Street with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington via Maidenhead (Elizabeth Line). The M4 and M40 are accessible at Maidenhead and High Wycombe respectively. The accommodation comprises:

ENTRANCE HALL stairs to first floor, meter cupboard, door to bedroom suite,, understairs cupboard.

CLOAKROOM white suite of low-level WC, wash space, tiled splashback, partly tiled walls.

UTILITY ROOM, working surface, plumbing for washing machine, space for dryer, hanging rail,



KITCHEN/FAMILY refitted with contemporary range of wall and base units, granite working surfaces, one and a half sinks with mixer tap, five ring hob with cooker hood, breakfast bar, double oven, microwave, full height fridge and freezer, dishwasher, corner larder cupboard, dishwasher, bi-fold doors onto rear garden, space for dining table, and wide opening to



SITTING ROOM, window overlooking the front.



BEDROOM FOUR wardrobes, shelves. Door to



ENSUITE SHOWER ROOM with tile and glazed shower cubicle, overhead rose, wash basin with vanity cupboard, low level WC, tiled walls, extractor.

FIRST FLOOR LANDING access to loft



BEDROOM ONE radiator window overlooking rear garden fitted shelves, mirror-fronted fitted wardrobes.



BEDROOM TWO radiator, panelled walls,



BEDROOM THREE radiator



BATH/SHOWER ROOM Refitted with white suite of panelled bath, shower attachment, low level WC, wash basin set in vanity cupboard, heated towel rail, glazed and tiled shower cubicle with handheld attachment and overhead rose.

OUTSIDE

THE FRONT GARDEN has been paved for the parking of three cars and has gated side access to:



THE REAR GARDEN is west facing with bifold doors from the kitchen, a wide flagstone patio with outside lighting, electrical point and hot and cold water tap. There is a lawn area edged by a paved pathway leading to the **GARDEN ROOM** with light and power.



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EPC BAND: C

COUNCIL TAX BAND D

VIEWING: Please arrange to view with our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: Use **SL7 1JF** and No 27 will be found near the junction to Wycombe Road.

For clarification we should point out to potential purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of **£30 plus VAT** per named buyer

Approximate Gross Internal Area
Ground Floor = 81.8 sq m / 880 sq ft
First Floor = 39.1 sq m / 421 sq ft
Outbuilding = 8.4 sq m / 90 sq ft
Total = 129.3 sq m / 1,391 sq ft

