



**2 BADGERS WAY, MARLOW BOTTOM
OFFERS IN EXCESS OF £800,000 FREEHOLD**

am ANDREW
MILSON

**2 BADGERS WAY
MARLOW BOTTOM
BUCKS SL7 3QU**

**OFFERS IN EXCESS OF £800,000
FREEHOLD**

Situated in this popular cul de sac setting and within a short stroll of Burford Primary school, a four bedroom detached family home offering well planned living accommodation worthy of an internal inspection.

**PRIVATE REAR GARDEN BACKING ONTO
WOODLAND: MAIN BEDROOM WITH EN
SUITE SHOWER: THREE FURTHER
BEDROOMS: BATHROOM: SEPARATE W.C.
ENTRANCE HALL: CLOAKROOM: LIVING
ROOM: DINING ROOM:
KITCHEN/BREAKFAST ROOM: DOUBLE
GLAZING: GAS CENTRAL HEATING TO
RADIATORS: DRIVEWAY PARKING:
DOUBLE GARAGE.**

TO BE SOLD: situated in this popular residential setting, a four bedroom detached family home benefitting from such features as two reception rooms, a private rear garden backing onto woodland and a double garage and driveway parking. The property is situated in the popular Burford Primary School catchment area and within walking distance of Marlow Bottom's amenities. Marlow High Street is within two miles with excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

Glazed front door to **ENTRANCE HALL** parquet flooring, radiator, stairs to first floor with storage cupboards under.

CLOAKROOM comprising low level wc, wash hand basin, heated towel rail, double glazed frosted window, parquet floor, radiator, cloaks cupboard.



DINING ROOM a rear aspect room with double glazed window, parquet floor, radiator.



LIVING ROOM a rear aspect room with double glazed windows and door to garden, feature fireplace with inset electric fire, tv point, radiator.



KITCHEN/BREAKFAST ROOM fitted with a matching range of floor and wall units, ample work surface space, one and a half bowl sink, gas hob with extractor fan over, AEG dishwasher, space and plumbing for washing machine, space for fridge/freezer, front aspect double glazed window, tiled floor, electric oven, radiator, door to side.

LARGE FIRST FLOOR

LANDING access to loft space, airing cupboard, front aspect double glazed window, radiator.



BEDROOM ONE rear aspect double glazed window, radiator. Recessed **ENSUITE SHOWER** with tiled and glazed shower.



BEDROOM TWO front aspect double glazed window, radiator.

BEDROOM THREE rear aspect double glazed window, built in wardrobe, vanity wash basin, radiator.

BEDROOM FOUR rear aspect double glazed window, radiator.



BATHROOM white suite comprising enclosed panel bath with shower over, wash basin, heated towel rail, double glazed frosted window, tiled floor.

SEPARATE WC with low level wc, double glazed frosted window.

OUTSIDE



TO THE REAR is a full width paved patio with steps down to the remainder of the garden which is laid to lawn with panelled fence surround, well stocked flower borders and screened by woodland to the rear.



TO THE FRONT is a mature raised flower border with steps up to the driveway where there is off road parking in front of the **DOUBLE GARAGE** with light and power.

M49280626 EPC BAND:D

COUNCIL TAX BAND: TBC



VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 3QU**.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Gross Internal Area
 Ground Floor = 64.8 sq m / 697 sq ft
 First Floor = 64.4 sq m / 693 sq ft
 Garage = 26.3 sq m / 283 sq ft
 Total = 155.5 sq m / 1,673 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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