

3 NEW ROAD, MARLOW BOTTOM
PRICE: £995,000 FREEHOLD

ANDREW MILSOM

3 NEW ROAD
MARLOW BOTTOM
BUCKS SL7 3NQ

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A well appointed and spacious four bedroom detached family home providing well planned and adaptable living accommodation situated in this popular residential setting with lovely views to the rear, close to Marlow Bottom's amenities and within Burford Primary School catchment.

GOOD SIZED AND PRIVATE REAR GARDEN: MAIN BEDROOM WITH BALCONY: THREE FURTHER BEDROOMS: FIRST FLOOR SHOWER ROOM: ENTRANCE HALL:GROUND FLOOR BATHROOM: LARGE LIVING ROOM: REFITTED KITCHEN/DINER: FAMILY ROOM: DOUBLE & TRIPLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: AMPLE DRIVEWAY PARKING:GARAGE & WORKSHOP:NO ONWARD CHAIN: VIEWING STRONGLY RECOMMENDED.

TO BE SOLD: a stylish and spacious detached family home providing extremely well kept and adaptable living accommodation over three floors worthy of an internal inspection. The property is situated in the popular Burford School catchment area and within walking distance of Marlow Bottom's amenities. Marlow High Street is within two miles distant 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:

Part glazed front door to **ENTRANCE HALL** stairs to first floor with glass screen, oak flooring, radiator.



BATHROOM refitted white suite comprising enclosed panel bath with shower over, vanity wash basin, low level wc, bidet, tiled floor with underfloor heating, heated towel rail, double glazed frosted window.



LIVING ROOM a dual aspect room with double glazed window and doors to rear garden, oak flooring, radiators.



KITCHEN/DINER fitted with a range of high gloss floor and wall units, marble work surfaces, range cooker, single bowl sink, inset wine rack, integrated dishwasher, microwave, vertical radiator, cupboard housing central heating boiler, dual aspect double glazed windows.

STUDY/BEDROOM front aspect room with double glazed window, oak flooring, radiator.



FAMILY ROOM front aspect double glazed window, stairs down to lower ground floor, oak flooring, radiator. This room could also be utilised as a bedroom. Door to Bedroom.



BEDROOM front aspect double glazed window, radiator.

LOWER GROUND FLOOR
There is a useful room that could be utilised as an additional reception room or home office with double glazed window, storage cupboards, radiator. Door to

GARAGE with electric door, light, power and door to garden.

FIRST FLOOR LANDING Velux window.



BEDROOM a rear aspect room with triple glazed window and door to **BALCONY** which provides superb views across the valley. Eaves storage, radiator.





BEDROOM a front aspect room with triple glazed window, eaves access, radiator, access to useful cubby hole providing ample storage space.

SHOWER ROOM refitted suite of tiled and glazed shower, vanity wash basin, low level wc, tiled floor with underfloor heating, Velux window, heated towel rail.

OUTSIDE

TO THE FRONT is a herringbone block paved driveway providing ample parking with gated access to one side leading to the rear garden.





TO THE REAR is a good size and private garden predominately laid to lawn with paved entertaining area enclosed by panel fencing and brick walling
M49240526 EPC BAND: TBC
COUNCIL TAX BAND: TBC

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.
DIRECTIONS: using the postcode **SL7 3NQ** number 3 can be found on the left hand side just as you enter New Road.

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
Lower Ground Floor = 38.7 sq m / 416 sq ft
Ground Floor = 102.6 sq m / 1,104 sq ft
First Floor = 38.3 sq m / 412 sq ft
Total = 179.6 sq m / 1,932 sq ft
(Excluding Eaves Storage)

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Lower Ground Floor **Ground Floor** **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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