



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

**am** ANDREW  
MILSON

**3 NEW ROAD  
MARLOW BOTTOM  
BUCKS SL7 3NQ**

**PRICE: £995,000 FREEHOLD**

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, washing machine, 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](mailto: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)



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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