



35, BARNHILL GARDENS, MARLOW
PRICE: £1,295,000 FREEHOLD

am ANDREW
MILSON

**35 BARNHILL GARDENS
MARLOW
BUCKS SL7 3HB**

PRICE: £1,295,000 FREEHOLD

A superbly appointed and cleverly remodelled and extended chalet style family home providing well planned and adaptable living accommodation finished to an extremely high standard.

LANDSCAPED PRIVATE CORNER PLOT GARDENS:

**MAIN BEDROOM WITH EN SUITE
BATHROOM AND DRESSING ROOM:
TWO ADDITIONAL FIRST FLOOR
BEDROOMS BOTH WITH EN SUITE
FACILITIES: SPACIOUS ENTRANCE
HALL: SHOWER ROOM: IMPRESSIVE
OPEN KITCHEN/DINING & LIVING
ROOM: UTILITY ROOM:
TWO ADDITIONAL GROUND FLOOR
RECEPTION ROOMS/OPTIONAL
BEDROOMS: AMPLE DRIVEWAY
PARKING: GAS CENTRAL HEATING:
PEACEFUL CUL DE SAC SETTING
ABOUT ONE MILE FROM MARLOW
HIGH STREET.**

TO BE SOLD: a stunning chalet style detached home that has been thoughtfully redesigned and considerably improved by the present owners to an extremely high specification located within one mile of Marlow High Street with its excellent range of shopping, sporting and social facilities. For young families the house is within the Holy Trinity/Sandygate School catchments and Great Marlow Secondary School and Sir William Borlase's Grammar Schools are both within walking distance. Marlow also has a

railway station with trains to London Paddington, via Maidenhead and the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:
Panelled front door to



SPACIOUS ENTRANCE HALL with tiled floor with electric underfloor heating, stairs to First Floor Landing, vertical radiators.

SHOWER/WET ROOM with walk in shower with overhead and hand held shower, wash basin, low level wc, vertical radiator, double glazed frosted window.



SITTING ROOM/BEDROOM FOUR: a front aspect room with double glazed window, wood flooring, radiator.

STUDY this room could also be used as an occasional bedroom with front aspect double glazed window, wood flooring, radiator.

**IMPRESSIVE OPEN PLAN
KITCHEN/DINING/LIVING ROOM**



Kitchen Area with an extensive range of matching floor and wall units, granite work surfaces, central island/breakfast bar with granite work surfaces and inset sink, Neff ceramic hob with extractor fan over, two Neff electric ovens, wine cooler, microwave, recess for American

style fridge/freezer, tiled floor with underfloor heating, bifolding doors to patio.



Living/Dining Area superb open plan space with bifolding doors opening onto the patio, tiled floor with underfloor heating, overhead glass lantern, tv point.

UTILITY ROOM fitted with Shaker style floor and wall units, butlers sink, wall mounted central heating boiler, space and plumbing for washing machine and tumble dryer, further kitchen appliance space, wooden work surfaces, tiled floor, door to side.

SPACIOUS FIRST FLOOR LANDING access to loft space, double glazed window and radiator.



BEDROOM ONE: with front aspect double glazed windows, radiators. Door to: **DRESSING ROOM** providing ample hanging and storage space.



EN SUITE BATHROOM white suite comprising a freestanding bath with mixer taps and shower attachment, separate walk in shower, vanity wash basin, low level wc, heated towel rail, double glazed window.

BEDROOM TWO: double glazed window to rear, built in wardrobe, radiator. Door to:

EN SUITE BATHROOM: comprising an enclosed panel bath, separate tiled and glazed shower, vanity wash basin, low level wc, heated towel rail, double glazed frosted window.

BEDROOM THREE: a front aspect room with double glazed window, radiator. Door to:

EN SUITE SHOWER ROOM: with tiled and glazed shower, wash basin, low level wc, heated towel rail, double glazed frosted window.

OUTSIDE

TO THE FRONT is a driveway providing ample off road parking and gated access leading to the rear garden.



TO THE REAR the garden has been cleverly landscaped and provides a high degree of privacy. To the rear of the property is a large paved entertaining area with raised border surround and steps up to an expanse of lawned garden with picket fence surround, further paved and shingle seating area with Pergola over, hard standing for hot tub, vegetable garden with greenhouse and two garden sheds. Screening is provided mature and shaped hedges. Water feature.

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EPC BAND: C

Approximate Gross Internal Area
 Ground Floor = 147.0 sq m / 1,582 sq ft
 First Floor = 103.7 sq m / 1,116 sq ft
 Total = 250.7 sq m / 2,698 sq ft

