

46 Squirrel Rise
Marlow Bottom

Offers Over
£650,000

A charming three-bedroom detached chalet, available with no onward chain, situated in the sought-after village of Marlow Bottom. This property has been owned from new by the current owner and offers potential to update or extend (subject to planning permission).

The ground floor provides versatile accommodation, featuring a master bedroom complete with an en-suite bathroom, perfect for guests or flexible living arrangements, a dining room, kitchen and downstairs cloakroom. The lounge at the front of the house offers a lovely outlook over the green of Squirrel Rise.

Upstairs, you will find two double bedrooms and a family bathroom.

Outside, the property benefits from a charming garden with direct access to picturesque woodland, inviting tranquil walks and outdoor enjoyment. To the front there is a garage and ample driveway parking.

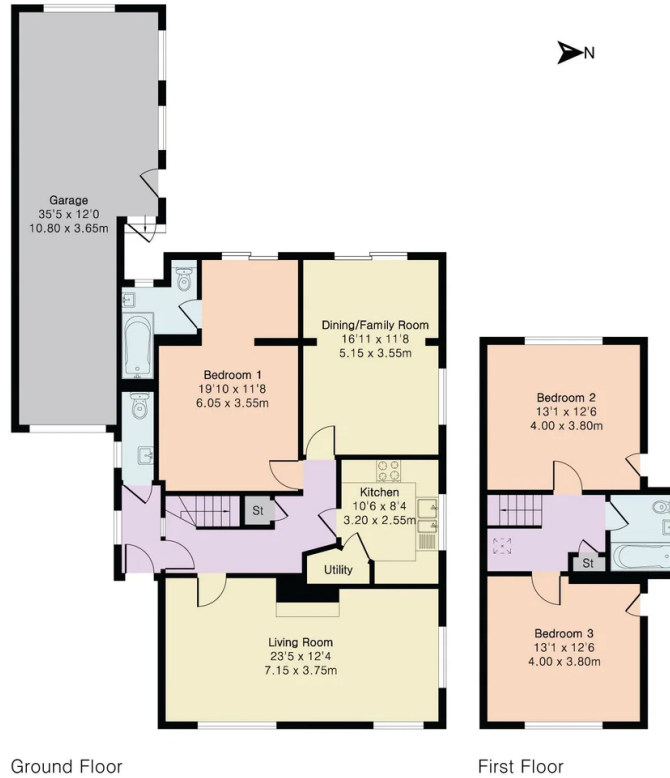
The location is highly desirable, offering a peaceful setting while being just a short walk from village amenities such as Da Luca Italian Restaurant, TinTown coffee shop, One Stop convenience store and Rebellion Brewery. Families will appreciate the short walk to Burford Primary School, and the house is in catchment for excellent secondary schools in both Marlow and High Wycombe.





Approximate Gross Internal Area 1826 sq ft - 169 sq m
(Including Garage)

Ground Floor Area 1021 sq ft - 95 sq m
First Floor Area 445 sq ft - 41 sq m
Garage Area 360 sq ft - 33 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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