



HUNT & NASH

Est. 1938

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2a, New Road, Marlow Bottom Buckinghamshire SL7 3NG

**THREE BEDROOM DETACHED FAMILY HOME: SITTING ROOM: STUDY: CLOAKROOM
DINING ROOM/FOURTH BEDROOM: KITCHEN/BREAKFAST ROOM: EN SUITE SHOWER ROOM
FAMILY BATHROOM: GAS CENTRAL HEATING: PRIVATE REAR GARDEN
AMPLE DRIVEWAY PARKING: ATTACHED GARAGE
POPULAR LOCATION CLOSE TO VILLAGE AMENITIES
BURFORD SCHOOL CATCHMENT: COUNCIL TAX BAND F: EPC RATING TBC**



This superbly presented detached family home offers great flexibility with three well proportioned first floor bedrooms and three ground floor reception rooms. The dining room could lend itself to becoming a fourth bedroom and there is a spacious kitchen/breakfast room at the rear of the property.

Tastefully decorated throughout this delightful property is conveniently located very close to the local shops at Marlow Bottom and is within walking distance of both Burford School and Great Marlow School.

There is a small study which is ideal for a home office, the sitting room has a set of doors out to the rear garden and the kitchen is fitted with an extensive range of matching wall and base units with complementing work surfaces and space for a breakfast table.

On the first floor there is an en suite shower room to the master bedroom and a family bathroom serving bedrooms two and three.

The garden is beautifully maintained and laid mainly to lawn with mature flower and shrub borders. A paved patio is adjacent to the rear of the property and there is a good size Attached garage with power and light and a door to the garden.

Marlow High Street is a short drive away, offering an excellent range of shopping, social and sporting facilities. Marlow has a railway station with train service to Paddington via Maidenhead and the M4 (J8/9) and M40 (J4) motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

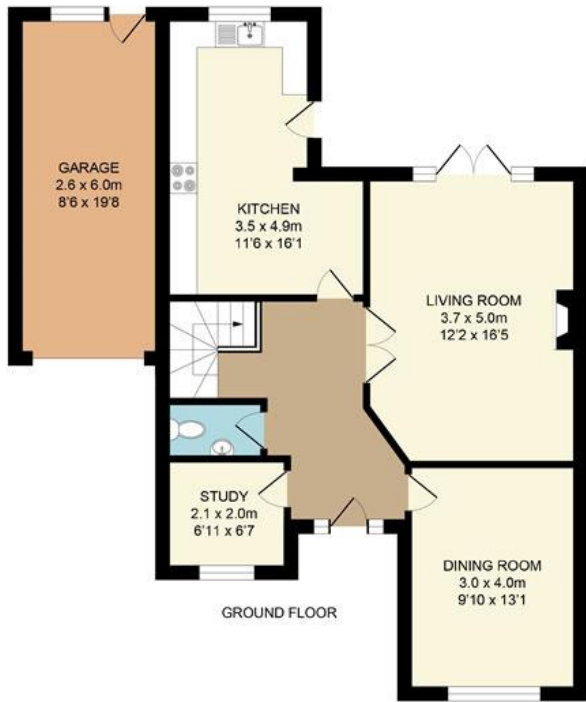
GUIDE PRICE . . . £795,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
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TOTAL APPROX. FLOOR AREA 137.0 SQ.M. (1475 SQ.FT.)
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. www.huntandnash.co.uk





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