



15 NEW ROAD, MARLOW BOTTOM
PRICE: £865,000 FREEHOLD

am ANDREW
MILSOM

**15, NEW ROAD
MARLOW BOTTOM
BUCKS SL7 1NQ**

PRICE: £865,000 FREEHOLD

Situated in a sought after residential area in the popular village of Marlow Bottom, just two miles from picturesque Marlow, this 1970s built four bedroom detached family home is close to shops and has a level 120ft plot

**55 FT SOUTH WEST FACING GARDEN:
FOUR BEDROOMS: ENSUITE SHOWER
ROOM: FAMILY BATHROOM: CLOAK
ROOM: LOUNGE/DINING ROOM:
STUDY: REFITTED KITCHEN/
BREAKFAST ROOM: GAS CENTRAL
HEATING: DOUBLE GLAZING: AMPLE
DRIVEWAY PARKING: SINGLE GARAGE
PLUS PARKING FOR TWO EXTRA CARS.**

TO BE SOLD: This attractive four bedroom detached family home is in immaculate decorative order having been the subject of much improvement in the last 10 years with work that has included refitting of the kitchen in 2024. An internal inspection of this impressive home which is conveniently placed close to local shops will reveal good sized, well decorated and light rooms. The property also offers further scope for extension if required and subject to planning. 15 New Road is situated in the popular Burford School catchment area and within walking distance of Great Marlow Secondary School Marlow has 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:

COVERED ENTRANCE, outside light and front door to

ENTRANCE HALL Amtico flooring, stairs to first floor with cupboard under, radiator, cloaks cupboard.

STUDY radiator,

CLOAKROOM with white suite of wash basin with vanity cupboards, WC, heated towel, vinyl floor.



KITCHEN/BREAKFAST ROOM

KITCHEN refitted in 2024 with excellent range of white gloss base units and contrasting ice blue wall cupboards with steel grey working surface, designer tiling, single stainless steel sink with mixer tap, retractable bin stores, dishwasher, Bosch four ring induction hob with Neff oven with slide and hide door and cooker hood, soft close drawers, window overlooking rear garden, vinyl floor, radiator and wide opening to:



BREAKFAST ROOM space for table, radiator, stainless steel sink, matching base units and working surfaces to the kitchen, space for fridge, drier and washing machine with plumbing, Worcester gas fired boiler.



LOUNGE/DINING ROOM a double aspect room with double glazed double doors to the rear garden, oak flooring, two radiators.

FIRST FLOOR LANDING access to loft via retractable ladder, airing cupboard housing, lagged hot water cylinder, immersion heater and shelving.



BEDROOM ONE range of fitted wardrobes, matching bedside tables, drawers and dressing table, radiator, door to

ENSUITE SHOWER ROOM with white suite of large glazed and tiled shower cubicle, thermostatic controlled overhead rose and attachment, wash basin with vanity drawers, WC heated tower rail, demisting mirror, vinyl floor, extractor fan.

BEDROOM TWO radiator, laminated wood floor, views over the garden

BEDROOM THREE radiator, views over the garden

BEDROOM FOUR laminated wood floor, radiator,.



BATHROOM with white suite of panelled bath, shower attachment, screen and tiled walls, wash basin with vanity cupboards, WC, heated towel rail, vinyl floor.

OUTSIDE

THE FRONT GARDEN includes a gravel driveway for the parking several cars with a brick edged flower and shrub beds, mature privet hedgerow, bin store, gated side access and a semi circular stone step to the front door



THE REAR GARDEN is a feature of the property, being south west facing and including a shaped lawn area with water tap, winding gravel pathway, flagstone patio, mature conifer hedgerow, panelled fencing with well-stocked herbaceous beds, a raised deck area and gated access to two parking spaces in front of the garage, which is accessed by car from Beechtree Avenue and by foot a small courtyard with a shed, side gate to further storage

SINGLE GARAGE with up and over door, light power, double glazed door and right to park in front

M49480926 EPC BAND: TBC
COUNCIL TAX BAND: F

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 1NQ** No 15 is on the left on the corner of Beechtree Avenue.

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
 Ground Floor = 74.4 sq m / 801 sq ft
 First Floor = 72.3 sq m / 778 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 159.7 sq m / 1,719 sq ft

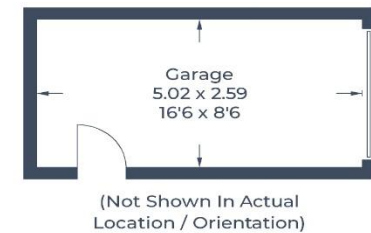
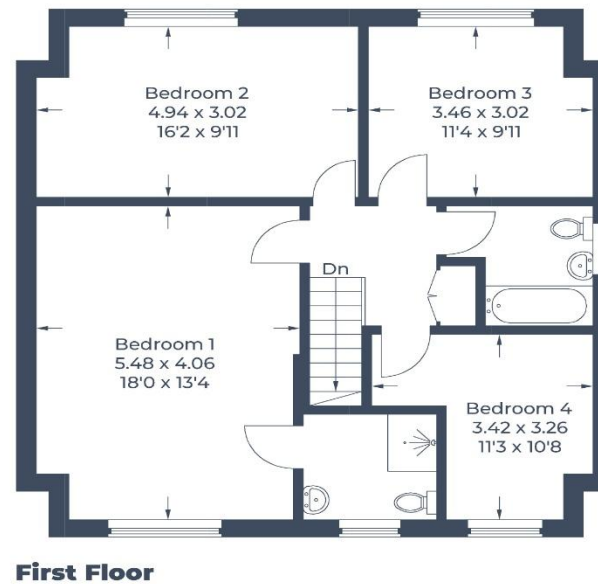
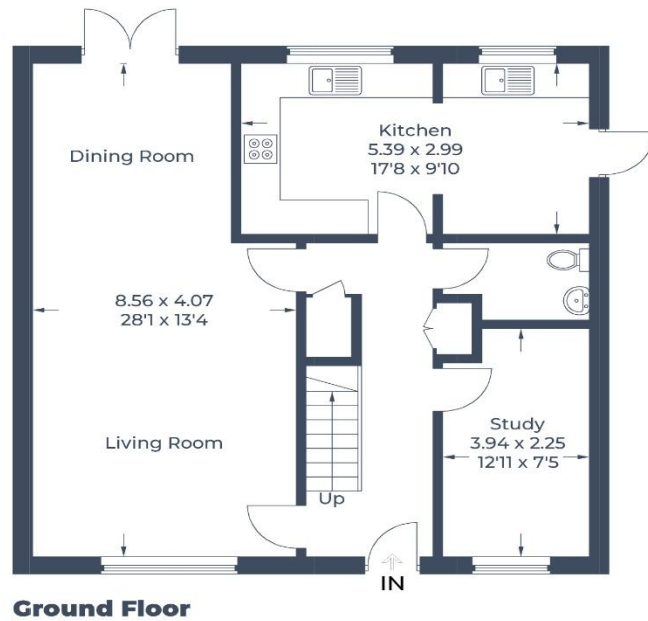


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Andrew Milsom