



7 Hazel Close
Marlow

Guide Price £695,000

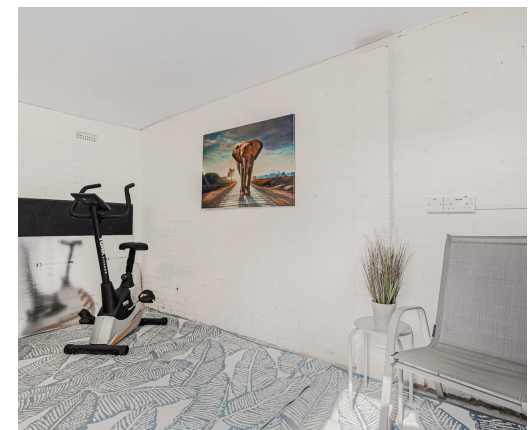
Enjoy flexible living in this three-bedroom detached chalet, ideally situated in a pleasant cul-de-sac within the popular village of Marlow Bottom. This home has a south-facing garden, a garage, and ample off-street parking.

Upon entering, a welcoming hallway provides access to the ground floor accommodation and stairs leading to the first floor. At the front of the ground floor there is a good-sized double bedroom with a bathroom opposite. The kitchen has access to the side and an opening to the large lounge/dining room across the back of the house overlooking the garden. Doors lead through to a modern conservatory, with specialist glazing to benefit from comfortable use all year round; an ideal spot to relax and unwind.

Upstairs, you will discover two further double bedrooms and a bathroom.

Outside, the property features a low-maintenance, south-facing rear garden, perfect for enjoying the outdoors. To the front, a generous driveway provides comfortable parking for up to three cars, complementing the single garage currently used as a storeroom and gym.

LOCATION: Marlow Bottom offers a strong community feel with local amenities such as the One Stop general store, coffee shop, Italian restaurant, chemist only a stroll away. A lovely quiet cul de sac close to woodland walks and with Marlow town centre nearby offering a wider range of shops, restaurants, and riverside activities. Excellent transport links include nearby train stations and good access to major road networks.





**Approximate Gross Internal Area 1238 sq ft - 116 sq m
(Excluding Outbuilding)**

Ground Floor Area 802 sq ft – 75 sq m

First Floor Area 436 sq ft – 41 sq m

Outbuilding Area 142 sq ft – 13 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		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Barrett Move

42 Marlow Bottom, Marlow, Bucks

01628 876333

reception@barrettmove.co.uk

<https://www.barrettmove.co.uk/>

