

BarrettMove

136A Marlow Bottom

Marlow

Guide Price

£725,000

This beautifully presented, three-bedroom detached home in Marlow Bottom offers flexible and thoughtfully designed living spaces.

At the front of the property, there is an additional reception room currently used as a playroom but could serve as a generous home office. The kitchen is modern and bright overlooking the front with a door to the side. Opposite this the house benefits from a laundry/utility room with additional storage for daily life. The back of the house opens up into a delightful lounge with wood burning stove and dining room. This versatile space is perfect for both entertaining and family life. The cloakroom adds practicality to the ground floor layout.

Upstairs, the property has three comfortable bedrooms, including a master bedroom complete with its own en-suite bathroom. A family bathroom serves the remaining bedrooms.

Externally, the property benefits from convenient driveway parking at the front and a lovely private garden with patio at the back. The location is a few minutes' walk from Burford School, making the morning routine effortless. From here it is an easy level walk to the local Italian restaurant, a coffee shop, Rebellion Brewery, the one stop convenience store and other useful village amenities. Marlow Bottom offers a multitude of picturesque woodland walks, perfect for outdoor enthusiasts and dog owners.

















Approximate Gross Internal Area 1238 sq ft - 115 sq m
(Excluding Outbuilding)

Ground Floor Area 695 sq ft – 65 sq m
First Floor Area 543 sq ft – 50 sq m
Outbuilding Area 81 sq ft – 8 sq m



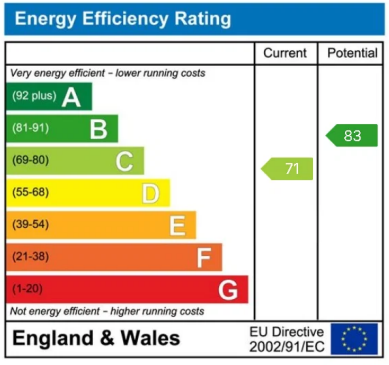
PINKPLAN

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.

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