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SIMMONS & SONS

Beechtree Avenue, Marlow Bottom

Guide Price £800,000

An Extended and Well-Maintained Detached House in Popular Village Location

Freehold

50 Beechtree Avenue, Marlow Bottom, SL7 3NJ

- No onward chain
- Spacious property with 1624 sq. ft. and has scope for further extension (STPP)
- Large lounge with bay window to the front and separate dining room
- Sitting room with double doors to rear garden
- Kitchen, separate utility room and cloakroom
- Four good-sized bedrooms
- Modern, fully tiled family bathroom
- Good sized plot with Southerly facing rear garden and raised patio area
- Within 0.2 miles of local shops and within 1.4 miles of the top of Marlow High Street



Situated in the highly sought-after village location of Beechtree Avenue, this extended and immaculately presented detached house offers a spacious and versatile family home with no onward chain. Boasting approximately 1,624 sq. ft. of well-proportioned living space, the property comprises four good-sized bedrooms, a modern fully tiled family bathroom, and three reception rooms including a large lounge with a bay window to the front and a separate dining room. The sitting room features double doors that open onto a rear patio area, complete with a retractable awning-ideal for enjoying the southerly facing garden in comfort. The kitchen is complemented by a separate utility room and cloakroom, enhancing the practical layout of the home. Set on a generous plot, the property benefits from a raised patio and a well-maintained garden, offering scope for further extension subject to planning permission (STPP). Conveniently located within 0.2 miles of local shops and just 1.4 miles from the top of Marlow High Street, this freehold property combines village charm with excellent accessibility. The home has been meticulously maintained and is presented in immaculate condition throughout, ready to move straight into.



Exterior

To the front of the property, there is a brick-block paved driveway area and lawn area with feature flower beds and mature shrub borders. From the front of the property there is access to the garage and gated side access to the rear of the property. To the rear of the property, you will find the extensive, raised patio area - great for entertaining - and steps leading on to the lawn area. There are feature flower beds, mature shrub and tree borders all enclosed by wooden fencing.

Situation

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. The railway station in Marlow provides access to London (Paddington via Maidenhead GWR & Elizabeth Line) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.



Services

Heating: Gas fired hot water radiators

Water: Mains Supply

Sewerage: Mains Supply

Broadband: Ask Agent

Local Authority - Buckinghamshire Council

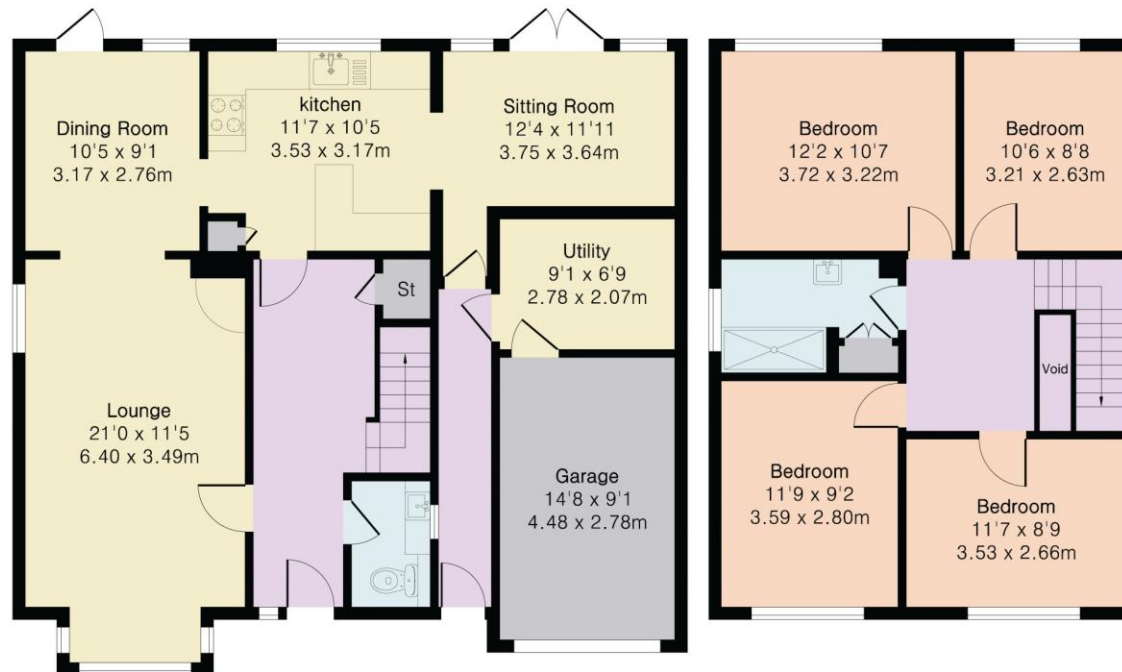
Council Tax Band - F

Energy Performance Rating - D62

**Approximate Gross Internal Area 1624 sq ft - 151 sq m
(Including Garage)**

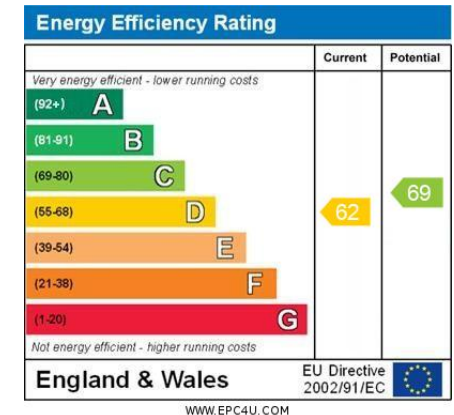
Ground Floor Area 1014 sq ft – 94 sq m

First Floor Area 610 sq ft – 57 sq m



Ground Floor

First Floor



VIEWINGS - Strictly by appointment only
with Simmons & Sons - Marlow Sales

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