



**9 BARNHILL ROAD, MARLOW**  
**PRICE: £550,000 FREEHOLD**

**am** ANDREW  
MILSON



**9 BARNHILL ROAD  
MARLOW  
BUCKS SL7 3EZ**

**PRICE: £550,000 FREEHOLD**

Situated in this pleasant residential setting, a mature two bedroom semi-detached bungalow providing ample scope to remodel and extend subject to usual planning consent.

**GARDENS TO FRONT, SIDE AND REAR:**

**TWO BEDROOMS: BATHROOM:**

**ENTRANCE HALL: LIVING ROOM:**

**KITCHEN: DOUBLE GLAZING:**

**GAS CENTRAL HEATING TO RADIATORS:**

**DRIVEWAY PARKING: GARAGE.**

**SCOPE TO CONVERT THE LOFT SUBJECT  
TO PLANNING CONSENT.  
NO ONWARD CHAIN.**

**TO BE SOLD:** an attractive two bedroom semi-detached bungalow situated in this popular and convenient setting within half a mile of Marlow High Street. 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:

Part glazed front door to **ENTRANCE HALL** covered radiator, storage cupboard.



**LIVING ROOM** front aspect room with double glazed bay window, covered radiator, television aerial point.



**KITCHEN** fitted with a matching range of floor and wall units, wood effect work surfaces, single drainer single bowl sink unit, stainless steel gas hob with extractor fan over, tall cupboard housing electric oven, space and plumbing for washing machine, concealed central heating boiler, tiled floor, rear aspect double glazed window and door to side.



**BEDROOM ONE** rear aspect room with double glazed window, radiator.



**BEDROOM TWO** front aspect room with double glazed window, built in wardrobe, radiator.



**BATHROOM** white suite comprising enclosed panel bath with shower over, vanity wash hand basin, low level w.c., heated towel rail, double glazed frosted windows, tiled floor.

## OUTSIDE

**TO THE FRONT** is an area of lawned garden which continues **TO THE SIDE** where there is a driveway in front of **SINGLE GARAGE**.



**TO THE REAR** there is a triangular shaped area of predominantly lawned garden with panel fence surround, flower and shrub borders, outside tap.

**M48871025      EPC BAND: D**

**COUNCIL TAX BAND: TBC**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or 01628 890707.

**DIRECTIONS:** using the postcode **SL7 3EZ** and entering from Seymour Park Road, number 9 can be found after a short distance on the left hand side.

**ANTI MONEY LAUNDERING (AML).** All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. [allan.buckridge@thamesideassociates.co.uk](mailto:allan.buckridge@thamesideassociates.co.uk)  
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

***Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'***

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.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

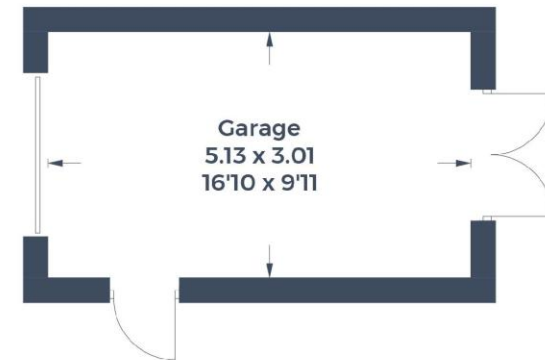
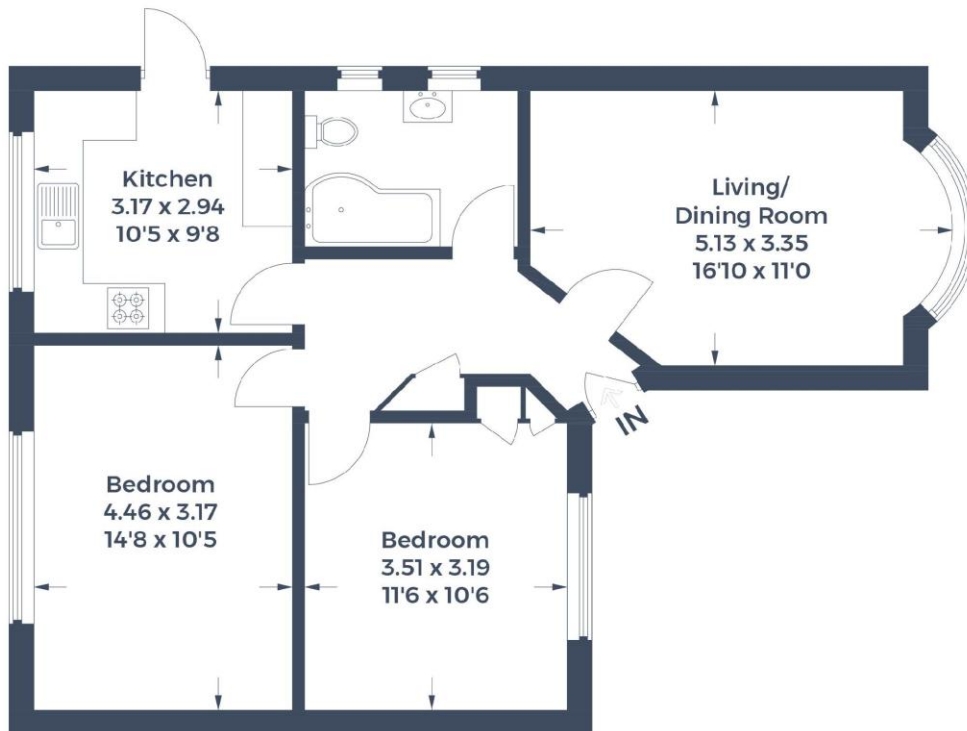
**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**

**Approximate Gross Internal Area**

64.0 sq m / 689 sq ft

Garage = 16.0 sq m / 172 sq ft

Total = 80.0 sq m / 861 sq ft



**(Not Shown In Actual  
Location/Orientation)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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