



No Display Address Found

Marlow

Guide Price

£870,000

A delightful, spacious four-bedroom detached home, ideally situated for village amenities and just a five-minute walk from Burford School. This property offers a generous layout, a private south-facing garden with a view and a deck for entertaining, off-street parking, and a garage.

The house is split over levels but works really well for family life. Off the entrance hall there is a downstairs toilet, door to the integral garage which houses the new boiler and a reception room currently used as a snug but could be a playroom or home office. Down a few steps to the large sunny lounge/diner, with doors that open to the south facing deck. Through here to a modern, well equipped kitchen with ample storage and a breakfast bar, there is also a door onto the deck, so perfect for seamless indoor-outdoor living. From the lounge, there are steps down to a utility room that provides additional workspace and storage.

Upstairs, you will find the large master bedroom with a dressing area and en-suite bathroom, a family bathroom that serves the remaining rooms and a bedroom. Up a few more steps, there are two double bedrooms, with wardrobe storage on the landing to service both rooms,

LOCATION: Located in Marlow Bottom, this home offers the best of village living with convenient access to local conveniences. Marlow Bottom provides a welcoming community atmosphere with lovely woodland walks and amenities such as Rebellion Brewery, Da Luca Italian restaurant, Tintown coffee shop and a One Stop convenience store. There is also ease of access to the M40 and M4 motorways, High Wycombe and Maidenhead train stations making London easily reachable. Excellent local schooling options include Burford Primary School, and highly regarded secondary schools such as Borlase and Great Marlow School.





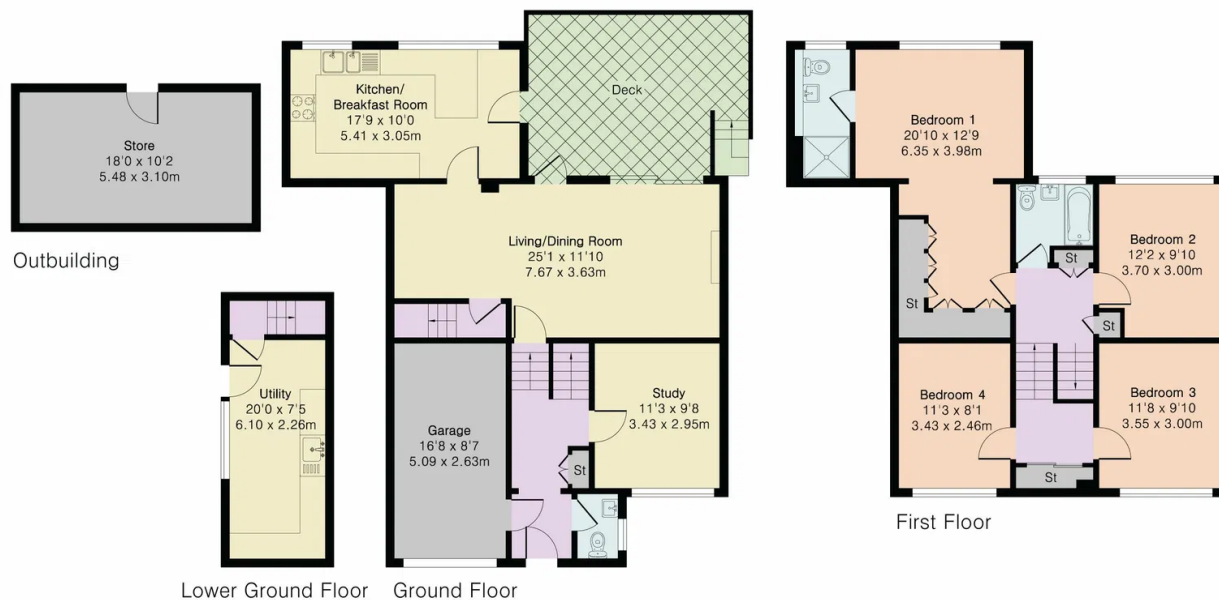
**Approximate Gross Internal Area 1793 sq ft - 167 sq m
(Including Garage & Excluding Outbuilding)**

Lower Ground Floor Area 148 sq ft – 14 sq m

Ground Floor Area 870 sq ft – 81 sq m

First Floor Area 775 sq ft – 72 sq m

Outbuilding Area 183 sq ft – 17 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		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Barrett Move

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