



245 MARLOW BOTTOM ROAD, MARLOW BOTTOM
PRICE: £525,000 FREEHOLD

am ANDREW
MILSON

**245 MARLOW BOTTOM ROAD
MARLOW BOTTOM
BUCKS SL7 3PZ**

PRICE: £525,000 FREEHOLD

A two bedroom detached bungalow in need of modernisation providing an ideal opportunity to improve, remodel and extend subject to usual planning consent situated in this pleasant residential setting.

PRIVATE REAR GARDEN: TWO

BEDROOMS: ENTRANCE HALL:

LIVING ROOM: SUN ROOM:

KITCHEN: BATHROOM:

GAS CENTRAL HEATING TO RADIATORS:

AMPLE DRIVEWAY PARKING:

SINGLE GARAGE:

POTENTIAL TO EXTEND STPP.

TO BE SOLD: a conveniently located two bedroom detached bungalow providing ample scope to improve situated in this popular and convenient setting. The property is situated in the popular Burford School catchment area and within walking distance of Marlow Bottom's amenities. Marlow is within two miles with 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 LOBBY** door to **ENTRANCE HALL** access to loft space, airing cupboard, radiator.



LIVING ROOM rear aspect room with sliding doors to Sun Room, brick fireplace with inset gas fire, radiators.



KITCHEN with floor and wall units, double drainer sink, ceramic hob, space and plumbing for washing machine, double glazed window and door to:



SUN ROOM with door to garden and to side.



BEDROOM ONE front aspect room with double glazed window, radiator, built in wardrobes.



BEDROOM TWO front aspect double glazed window, radiator.

BATHROOM comprising an enclosed panel bath, wash basin, low level wc, double glazed frosted window, radiator.

OUTSIDE

TO THE FRONT of the property is a small area of lawned garden and a good sized driveway providing off road parking in front of the carport and **GARAGE**.



TO THE REAR is a private predominately lawned garden enclosed by panelled fencing.

M49320626

EPC BAND: TBC

COUNCIL TAX BAND: TBC

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 3PZ** number 245 can be found on the left hand side two thirds of the way along Marlow Bottom Road.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 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.

Approximate Gross Internal Area = 127.5 sq m / 1,372 sq ft
(Including Garage / Carport)

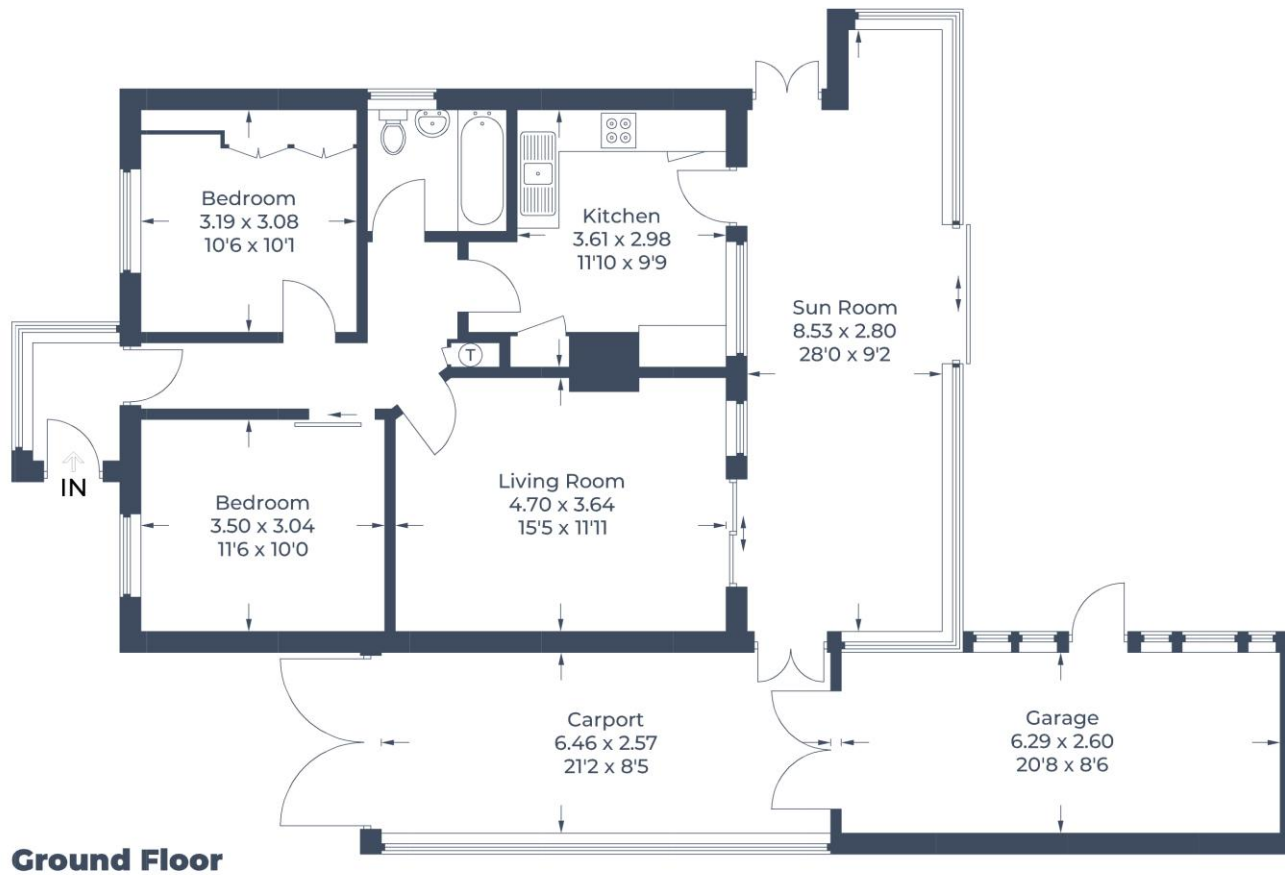


Illustration for identification purposes only,
measurements are approximate, not to scale.

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