



28 BOVINGDON HEIGHTS, MARLOW
PRICE: £925,000 FREEHOLD

am ANDREW
MILSON

**28 BOVINGDON HEIGHTS
MARLOW
BUCKS SL7 2JS**

PRICE: £925,000 FREEHOLD

An extremely well presented and thoughtfully extended five bedroom detached home situated in this popular cul de sac setting within catchment and walking distance of Spinfield Primary School.

PRIVATE GARDEN ADJOINING OPEN FIELDS: MAIN BEDROOM WITH ENSUITE SHOWER ROOM: FURTHER DOUBLE BEDROOM WITH DRESSING ROOM, BALCONY & ENSUITE SHOWER ROOM: THREE FURTHER BEDROOMS: FAMILY BATHROOM: ENTRANCE HALL: CLOAKROOM: LIVING/DINING ROOM: STUDY: KITCHEN/BREAKFAST ROOM: DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: DRIVEWAY PARKING FOR TWO CARS: DOUBLE LENGTH GARAGE. VIEWING RECOMMENDED.

TO BE SOLD: situated in this popular residential setting on the west side of Marlow, an attractive and well-appointed five bedroom detached family home with delightful views to the rear over open fields worthy of an internal inspection. 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** wooden flooring, radiator, cloaks cupboard and stairs to First Floor Landing.

CLOAKROOM comprising low level w.c., wash hand basin, tiled floor, radiator.



LIVING/DINING ROOM rear aspect room with double glazed windows and doors to garden, wooden flooring, radiator, tv point. Wide opening to:



KITCHEN/BREAKFAST ROOM fitted with a range of shaker style floor and wall units, granite effect work surfaces including a four seater breakfast bar, one and a half bowl sink unit, ceramic hob with extractor fan over, electric oven and grill, space for fridge/freezer, tiled floor, front aspect double glazed window, door to side, space and plumbing for washing machine and dishwasher, radiator.



STUDY a front aspect room with double glazed window, radiator.

FIRST FLOOR LANDING access to loft space, Velux window.



BEDROOM ONE front aspect room with double glazed window, built in wardrobes, radiator and door to:

ENSUITE SHOWER ROOM tile and glazed shower cubicle, wash hand basin, low level w.c., heated towel rail, double glazed frosted window, tiled floor.



BEDROOM TWO a front aspect room with double glazed window, radiator. Opening to **DRESSING ROOM** with fitted wardrobes, radiator, door to



BALCONY which provides lovely views to the rear and door to:

ENSUITE SHOWER ROOM with tiled and glazed shower, vanity wash basin, low level wc, double glazed frosted window, heated towel rail.

BEDROOM THREE rear aspect room with double glazed window providing views over the fields, built in wardrobe, radiator.

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

BEDROOM FIVE a rear aspect room with double glazed window, radiator.

FAMILY BATHROOM white suite comprising enclosed panel bath with mixer taps and shower attachment, wash hand basin, low level w.c., heated towel rail, Velux window, tiled floor, shelved storage cupboard.

OUTSIDE

TO THE FRONT is a block paved driveway providing off road parking for two cars and an area of lawned garden.

DOUBLE LENGTH GARAGE up and over door, light and power.



TO THE REAR is an attractive feature of this property with delightful views over open fields, full width paved patio and area of lawned garden. Door to **GARAGE**.

M49270626 **EPC BAND: C**

COUNCIL TAX BAND: G



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

DIRECTIONS: using the postcode **SL7 2JS** number 28 can be found towards the far end of the cul de sac on the right 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.

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
Ground Floor = 66 sq m / 710 sq ft
First Floor = 79.2 sq m / 852 sq ft
Double Garage = 25.4 sq m / 273 sq ft
Total = 170.6 sq m / 1,835 sq ft



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