



22 BARNARDS HILL, MARLOW
PRICE: £799,950 FREEHOLD

am ANDREW
MILSOM

**22 BARNARDS HILL
MARLOW
BUCKS SL7 2NZ**

PRICE: £799,950 FREEHOLD

Situated on this popular development within Spinfield School catchment, a mature four bedroom detached family home providing ample scope to remodel and improve with lovely views from the front towards town.

**PRIVATE REAR GARDEN:
FOUR BEDROOMS: BATHROOM:
ENTRANCE LOBBY: ENTRANCE HALL:
CLOAKROOM: LIVING ROOM:DINING
ROOM:KITCHEN/BREAKFAST ROOM:
DOUBLE GLAZING:GAS CENTRAL
HEATING TO RADIATORS: DRIVEWAY
PARKING: GARAGE. CLOSE PROXIMITY OF
MARLOW HIGH STREET.**

TO BE SOLD: conveniently located within a short stroll of Marlow High Street, a well-kept four bedroom detached family home in need of some modernisation and providing ample scope to remodel. Barnards Hill is located within both Spinfield Primary and Sir William Borlase catchments. 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 LOBBY** with door to

ENTRANCE HALL stairs to First Floor Landing with storage cupboard under, radiator, parquet flooring.

CLOAKROOM comprising low level w.c., wash hand basin, radiator, frosted window.



LIVING ROOM front aspect room with double glazed window, feature fireplace with inset gas fire, radiators, parquet flooring. Glazed door to:



DINING ROOM rear aspect room with glazed doors to garden, Parquet flooring, radiator.



KITCHEN/BREAKFAST ROOM fitted with a matching range of floor and wall units, granite effect work surfaces, inset gas hob with oven below, single bowl sink unit, space and plumbing for washing machine, wine rack, tiled floor, radiator, serving hatch to Dining Room, rear aspect double glazed window overlooking the garden, door to side.

FIRST FLOOR

LANDING front aspect double glazed window, access to loft space, airing cupboard.



BEDROOM ONE front aspect room with double glazed window providing far reaching views, radiator.



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

BEDROOM THREE rear aspect room with double glazed window, built in wardrobe, radiator.

BEDROOM FOUR front aspect room with double glazed window again providing superb views, radiator.



BATHROOM white suite comprising an enclosed panel bath with mixer taps and shower attachment, wash basin, low level wc, fully tiled walls, double glazed frosted window, heated towel rail.

OUTSIDE



TO THE REAR there are steps up to a paved patio area leading onto the remainder of the garden which is laid to lawn and backs onto a small wooded area. The garden offers a high degree of privacy with screening provided by mature trees and panelled fencing. Outside tap.

TO THE FRONT is driveway parking in front of the **GARAGE** with light and power.

M49400726 EPC BAND:

COUNCIL TAX BAND:

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

DIRECTIONS: using the postcode SL7 2NZ and entering Barnards Hill from Oxford Road the subject property can be found after a short distance on the right hand side.

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.

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 = 57.6 sq m / 620 sq ft
 First Floor = 64.3 sq m / 692 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 135.5 sq m / 1,458 sq ft

