



**21 MEADOW VIEW, MARLOW BOTTOM**  
**PRICE: £605,000 FREEHOLD**

**am** ANDREW  
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MARLOW BOTTOM  
BUCKS SL7 3PA**

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This superbly presented and particularly spacious detached family house is built to an intriguing split level design and is situated in a quiet cul de sac on the edge of the village just over a mile and a half from Marlow town centre.

**TERRACED GARDENS:  
FOUR BEDROOMS: ENSUITE SHOWER  
ROOM: FAMILY BATHROOM:  
CLOAKROOM: SITTING ROOM:  
SUPERB KITCHEN/DINING ROOM:  
UTILITY ROOM: UTILITY ROOM:  
GAS CENTRAL HEATING: CAVITY  
INSULATION: DOUBLE GLAZING:  
INTEGRAL GARAGE.**

**TO BE SOLD:** this deceptive modern detached family house has been considerably improved by the present owners to a particularly high quality. The result is a well presented family home with elegant sitting room, superb kitchen/dining room among the many features. Recent improvements have included cavity wall and increased loft insulation with a recent replacement gas fired boiler making a warm and economical home. The house is within walking distance of the village centre with amenities for day to day needs and popular Burford Primary School. Marlow is about a mile and a half distant with an excellent range of shopping, sporting and social facilities and Great Marlow School is within walking distance. Marlow has a railway station with train service to Paddington, via Maidenhead, which will connect to Crossrail in 2018. The M40 motorway is readily accessible at High Wycombe and the M4, via the Marlow Bypass, at Maidenhead. The well presented accommodation is built to a split level design and is arranged as follows:

**LARGE ENTRANCE PORCH** with security light point and replacement front door to

**ENTRANCE HALL:** with polished marble Almond flooring, radiator, deep under stairs storage cupboard.

**CLOAKROOM** with low level w.c., radiator, wall hung wash basin with tiled splash back, polished marble Almond flooring.



**SITTING ROOM:** about 15ø9 x 13ø7 (4.80 x 4.14m) solid oak strip flooring, radiator, double glazed window with roof top view to open fields, attractive fireplace with log burner, timber surround, radiator.



**SUPERB KITCHEN/DINING ROOM:** about 23ø6 x 9ø10 (7.16 x 3.0m) polished marble almond flooring, extensive stone work surface, one and a half bowl stainless steel sink unit inset, ample drawers and cupboards, integral Neff dishwasher, Cannon Range style oven with six hobs and four oven/grill combination, Neff cooker hood above, radiator, under floor heating, double glazed picture window and sliding door to deck and Gardens, arch to

**UTILITY ROOM:** about 8ø6 x 7ø10 (2.59 x 2.39m) very much an extension of the Kitchen with stone work surface with space and plumbing for washing machine and cupboard under, range of wall cupboards, appliance space, polished marble Almond flooring, under floor heating, double glazed window as well as part glazed door to deck and Rear Garden.

**FAMILY ROOM/BEDROOM THREE:** about 14ø8 x 8ø6 (4.47 x 2.59m) with roof light, radiator, eaves storage cupboard.

**LANDING** with the airing cupboard with the pre lagged hot water tank fitted with immersion heater and doors off to:



**BEDROOM ONE:** about 13ø7 x 12ø8 (4.14 x 3.73m) with solid oak strip flooring, radiator, fine view and door to

**SHOWER ROOM ENSUITE** with fully tiled shower cubicle, vanity surface with cantilevered wash basin inset and cupboards under, low level w.c., Travertine tiled splash backs and flooring, under floor heating and radiator.



**FAMILY BATHROOM** with Travertine tiled panel enclosed bath with shower attachment and spray screen over, wash basin, low level w.c., tiled splash backs, tiled flooring, under floor heating and radiator.

## FIRST FLOOR

**LANDING** with deep built in storage cupboard with access to well insulated loft space.

**BEDROOM TWO:** about 12ø1 x 9ø10 (3.68 x 3.0m) with radiator, rear aspect.

**BEDROOM FOUR:** about 11øx 6ø7 (3.35 x 2.01m) with radiator, rear aspect.

## OUTSIDE

**TO THE FRONT** 21 is towards the end of a cul de sac with a bonded double drive-in providing access to

**INTEGRAL GARAGE** about 20øx 8ø7 (6.10 x 2.62m) with up and over door, light, power and

recently installed Worcester gas fired heating boiler. The drive is flanked by a long area of lawn with shrub borders and there is side pedestrian access with a wrought iron gate to



**THE REAR GARDEN** which has been attractively landscaped with an extensive deck with steps up to a flat area of lawn with rendered retaining walls and further steps up to flower borders and a grass path leading to a further paved patio with fine view and the **LARGE TIMBER GARDEN STORE**. The rear garden is of irregular shape but enjoys a Westerly aspect with an average depth of about 38ø by an average width of about 52ø (11.58 x 15.85m).



**VIEWING:** To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** from our Marlow office turn right at the top of the High Street into Spittal Street and then cross the mini roundabout into Chapel Street. Fork left, just beyond the pedestrian crossing, into Wycombe Road which follow to the end where turn left at the mini roundabout and then first left again into Marlow Bottom Road. Turn first right into Hill Farm Road and then Meadow View will be seen towards the top on the right hand side. Turn left at the T-junction where 21 will be found towards the end on the left.

**M41190517**

**EPC BAND: D**

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 and furnishings.

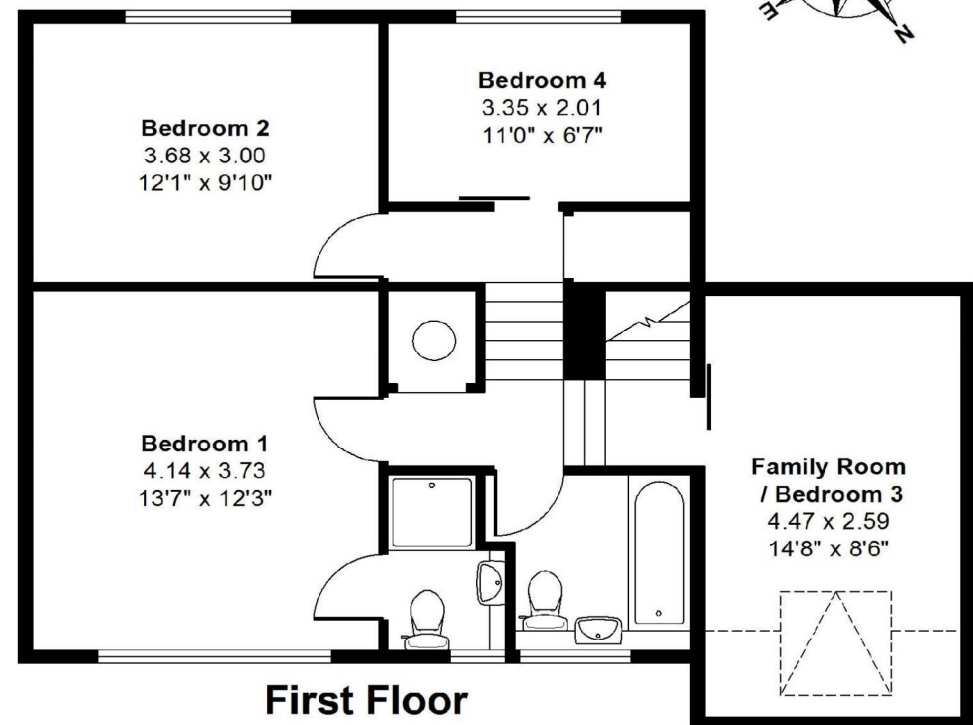
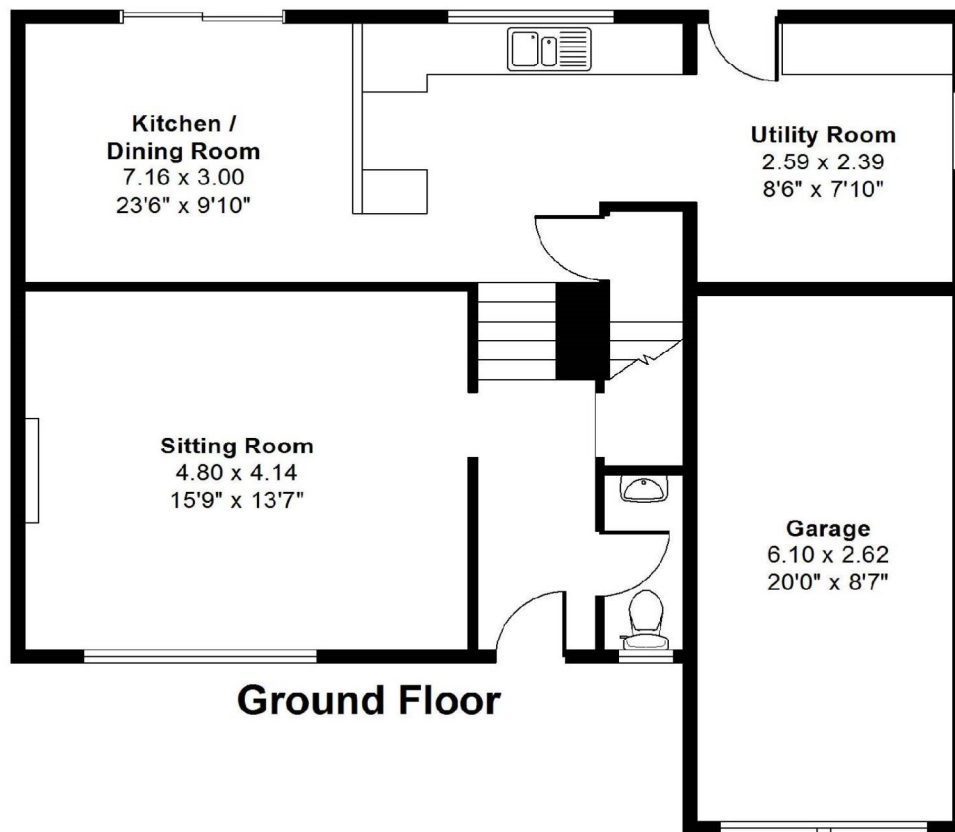
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NOT TO SCALE

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**Approximate Floor**  
144.14 sq m - 1551 sq ft  
(gross Internal)

