



**13 ELMTREES PARK, LITTLE MARLOW**  
**PRICE: £245,000**

**am** ANDREW  
MILSOM

**13 ELMTREES PARK  
WINCHBOTTOM LANE  
LITTLE MARLOW  
BUCKS SL7 3RL**

**PRICE: £245,000**

This modern detached park home is situated in a secluded setting in a small mobile home park of just twenty homes adjoining countryside just over a mile and a half from Marlow High Street

**LOW MAINTENANCE GARDENS:  
TWO DOUBLE BEDROOMS WITH WALK  
IN WARDROBES:  
REFITTED SHOWER ROOM:  
LIVING ROOM: DINING ROOM:  
FITTED KITCHEN WITH APPLIANCES:  
LPG CENTRAL HEATING TO  
RADIATORS: DOUBLE GLAZING:  
TWO HIGH QUALITY OUTHOUSES:  
TWO CAR PARKING SPACES.**

**TO BE SOLD:** A quietly located two bedroom detached park home situated in this pleasant semi-rural setting between the riverside town of Marlow and the conservation village of Little Marlow. Elmtrees Park is a well-planned and small scale twenty unit mobile home park on the eastern outskirts of Marlow within walking distance of the Farm Shop and two pubs in the village of Little Marlow as well as the Garden Centre. Marlow itself has an excellent range of shopping, sporting and social facilities as well as railway station with train service to Paddington, via Maidenhead. Access to the Marlow Bypass is just a minute's drive away and provides a speedy route to the M40 at High Wycombe and the M4 at Maidenhead. The accommodation comprises:

**ENTRANCE PORCH** with double glazed front door, radiator and glazed door to

**ENTRANCE HALL** with cloaks cupboard.

**L SHAPED LIVING/DINING ROOM.**



**LIVING ROOM** double aspect with bay window, radiator, television aerial point and wide opening to



**DINING ROOM** double glazed bay window, radiator, serving hatch.



**FITTED KITCHEN** with range of wall and base units with single drainer stainless steel sink unit, freestanding double oven with cooker hood, free standing fridge, washing machine and dishwasher, Worcester Bosch combination boiler, kick space heater, double glazed door to

**REAR LOBBY/UTILITY ROOM** with further appliance space, shelving, vinyl floor, double glazed door to outside.



**BEDROOM ONE** with radiator, large walk in cupboard suitable for conversion to create an ensuite facility if required.

**BEDROOM TWO** with radiator, large walk in wardrobe



**SHOWER ROOM** with white suite of Quadrant shower cubicle with multi jet function, overhead roses and hand held attachment, wash basin with vanity cupboard, low level w.c., radiator, vinyl floor and extractor fan.

## **OUTSIDE**



**THE FRONT GARDEN** are wooden steps leading to the front door with outside lighting, a covered store for the LPG tanks supplying the gas boiler.

**TO THE SIDE** of the property are two paved hard standing areas with gated access to the front with panelled fencing and a gate leading to



**THE REAR GARDEN** has been paved with a banked rockery and flower bed with brick retaining walls. There are two useful garden stores, a meter box, outside tap, lighting, electricity and a timber summer house.

## **OUTGOINGS**

**MONTHLY PITCH FEES** £260.57 per month from April 1<sup>st</sup> 2024 which is reviewed annually.

**OCCUPANCY** is restricted to the over 50's.

**M46860223**

**COUNCIL TAX BAND: A**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

**DIRECTIONS:** Leave Marlow in an easterly direction, crossing the A404M towards Bourne End. Pass the entrance to the Garden Centre on the left and then Winchbottom Lane is the next turning on the left hand side. Elmtrees Park (SL7 3RL) will be seen after a couple of hundred yards on the right.

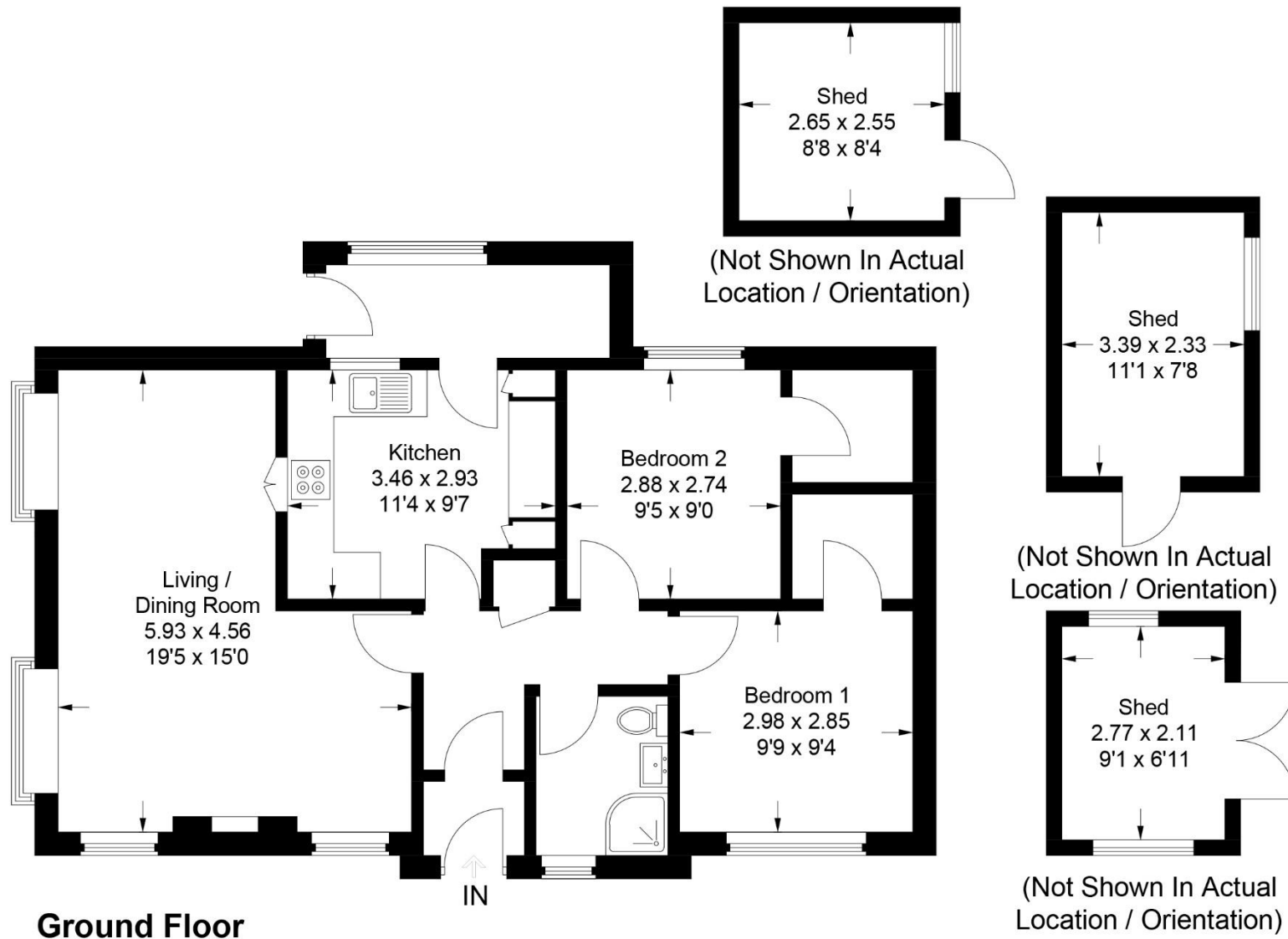
## **MONEY LAUNDERING REGULATIONS:**

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.

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.

**DRAFT SALES PARTICULARS.  
AWAITING VENDOR APPROVAL**

Approximate Gross Internal Area = 71.6 sq m / 771 sq ft  
Sheds = 20.5 sq m / 221 sq ft  
Total = 92.1 sq m / 992 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.