



**21 BARNHILL ROAD, MARLOW**  
**OFFERS IN THE REGION OF £600,000 FREEHOLD**

**am** ANDREW  
MILSON

**21 BARNHILL ROAD  
MARLOW  
BUCKS SL7 3EY**

**OFFERS IN THE REGION OF £600,000**

Situated on rising ground approximately one mile north of the Marlow High Street and with superb views over the town, an extended three bedroom semi-detached home that could benefit from a degree of modernisation.

**85FT REAR GARDEN BACKING ONTO FARMLAND: THREE BEDROOMS:  
BATHROOM: LIVING ROOM:  
DINING ROOM: KITCHEN:  
CONSERVATORY: DOUBLE GLAZING:  
GAS CENTRAL HEATING: CAR PORT:  
DRIVEWAY PARKING: GARAGE:  
SCOPE FOR EXTENSION (SUBJECT TO PLANNING): NO ONWARD CHAIN.**

**TO BE SOLD:** this superbly located three bedroom semi-detached home has been extended to the rear with the addition of a large conservatory overlooking its pleasant and mature 85ft rear garden. The property is located in the popular Sandygate School catchment area close to a green, local shops in Oaktree Road and with superb views over the town. This fine home offers scope for further extension and some modernisation and is highly recommended for an internal viewing. 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:

**COVERED ENTRANCE** stone step, front door to **ENTRANCE HALL** with radiator, stairs to First Floor, cupboard and glazed door to



**DINING ROOM** radiator, glazed doors to Kitchen and Conservatory, shelved cupboard, wall thermostat and wide opening to



**LIVING ROOM** double glazed bay window with radiator, fitted gas fire on stone hearth.



**KITCHEN** with a range of wall and base units with one and half stainless steel sinks, mixer tap and single drainer, space for fridge freezer, working surface with AEG four ring ceramic hob with cooker hood over and oven under, space and plumbing for washing machine and slim-line dishwasher, radiator, gas fired boiler with programmer to side, tiled wall surrounds and part glazed door to

**CONSERVATORY** radiator, power sockets and double glazed patio doors to garden.

**FIRST FLOOR LANDING** with access to loft.



**BEDROOM ONE** double glazed window with superb view over the town, radiator, fitted wardrobes and drawers.



**BEDROOM TWO** double glazed window with view over rear, radiator, double wardrobe, fitted dressing table and drawers.

**BEDROOM THREE** double glazed window with view over the town.



**BATHROOM** with white suite of panel bath, shower screen and separate shower unit, pedestal basin, low level w.c., tiled wall surrounds, heated towel rail, airing cupboard housing lagged hot water cylinder, immersion heater and shelving.

## OUTSIDE

**TO THE FRONT** is a lawn area with walling, paved driveway for several cars leading to a **CAR PORT & LARGE SINGLE GARAGE** with double doors, light and power.



**THE REAR GARDEN** is a feature of the property and includes a wide stone patio with steps up to a large expanse of lawn with variety of shrubs and plants, maturing trees and panel fencing. The rear garden measures approximately 85' (25.91m) in depth and backs onto countryside.



**M47530124**                      **EPC BAND: E**  
**COUNCIL TAX BAND: E**

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

**DIRECTIONS:** using the postcode **SL7 3EY**, 21 Barnhill Road will be found on the northern side of the road between Barnhill Close and Oak Tree Road.

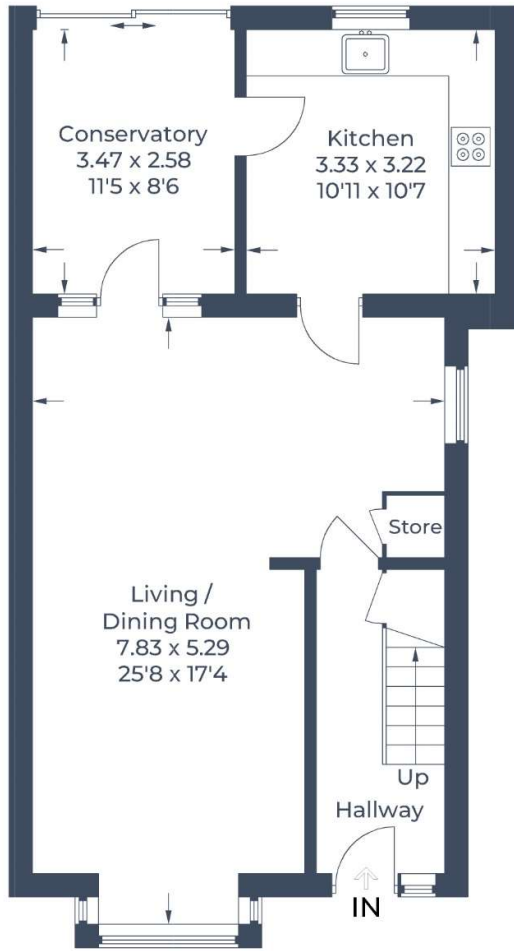
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

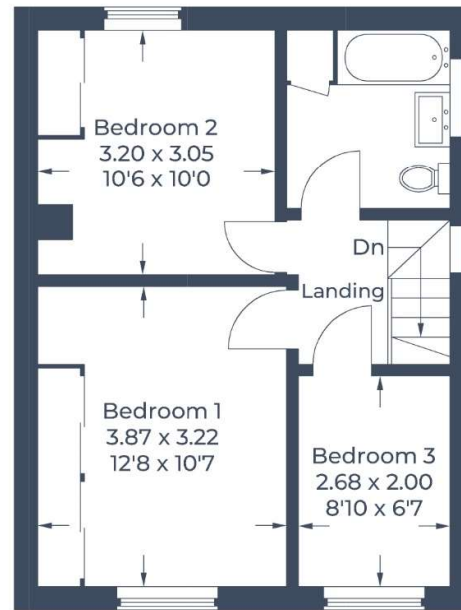
**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS**  
**AWAITING CLIENTS APPROVAL**

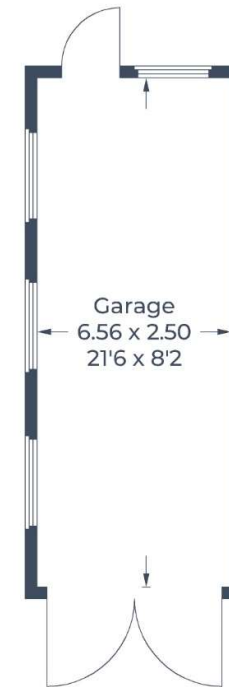
Approximate Gross Internal Area  
 Ground Floor = 61.4 sq m / 661 sq ft  
 First Floor = 37.9 sq m / 408 sq ft  
 Garage = 16.4 sq m / 176 sq ft  
 Total = 115.7 sq m / 1,245 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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.