



223 MARLOW BOTTOM ROAD, MARLOW BOTTOM
PRICE: £650,000 FREEHOLD

am ANDREW
MILSON

**223 MARLOW BOTTOM ROAD
MARLOW BOTTOM
BUCKS SL7 3PZ**

PRICE: £650,000 FREEHOLD

An extremely spacious and extended four bedroom detached bungalow situated in this popular setting within walking distance of Burford Primary School.

**PRIVATE WELL-KEPT REAR GARDEN:
FOUR BEDROOMS: BATHROOM:
SHOWER ROOM: ENTRANCE HALL:
LIVING ROOM: DINING ROOM:
KITCHEN/BREAKFAST ROOM:
DOUBLE GLAZING: BOTH GAS &
ELECTRIC CENTRAL HEATING:
SOLAR PANELS: GARAGE:
DRIVEWAY PARKING.**

TO BE SOLD: a cleverly extended four bedroom detached bungalow providing well planned and adaptable family sized living accommodation worthy of an internal inspection. The property is situated in the popular Burford School catchment area and within walking distance of Marlow Bottom's amenities. Marlow High Street is within two miles with its 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** two cloaks cupboards, electric radiator and access to partly boarded loft space.

BEDROOM TWO a front aspect room with double glazed window, electric radiator.

BEDROOM THREE a dual aspect room with double glazed windows, electric radiator.

SHOWER ROOM comprising tile enclosed shower, pedestal wash hand basin, low level w.c., double glazed frosted window and radiator.



LIVING ROOM a rear aspect room with double glazed windows and doors to garden, electric radiator, feature fireplace with inset cast iron log burner, television aerial point and wide opening to

DINING ROOM a side aspect room with double glazed window, electric radiator, storage cupboard and opening to



KITCHEN/BREAKFAST ROOM fitted with a matching range of floor and wall units, roll edge work surfaces incorporating a two seater breakfast bar, one and a half bowl single drainer sink unit, gas

hob, tall cupboard housing electric oven and grill, space for upright fridge freezer, space and plumbing for washing machine and tumble dryer, space and plumbing for slim line dishwasher, dual aspect double glazed windows, radiator and door to garden.

INNER HALLWAY with door to Garage, radiator.



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

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



BATHROOM comprising enclosed panel bath with mixer taps and shower attachment, low level w.c., pedestal wash hand basin, double glazed frosted window, radiator.

SINGLE INTEGRAL GARAGE with up and over door, light and power.

OUTSIDE



TO THE REAR is a well maintained area of garden where to the rear of the house is a courtyard typed paved seating area with steps up to the remainder of the garden which is predominantly laid to lawn with panel fence surround and well stocked flower and shrub borders. There is also a detached outbuilding/garden shed with further seating area to the front. Frieze style hut with light and power.

TO THE FRONT is driveway parking.

M47740324 EPC BAND: D.

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 3PZ**, 223 Marlow Bottom Road will be found approximately two thirds along Marlow Bottom Road on the left 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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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www.attfieldjamesfinancialmanagement.co.uk

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 = 142.2 sq m / 1,531 sq ft
Garden Shed = 25.5 sq m / 274 sq ft
Total = 167.7 sq m / 1,805 sq ft

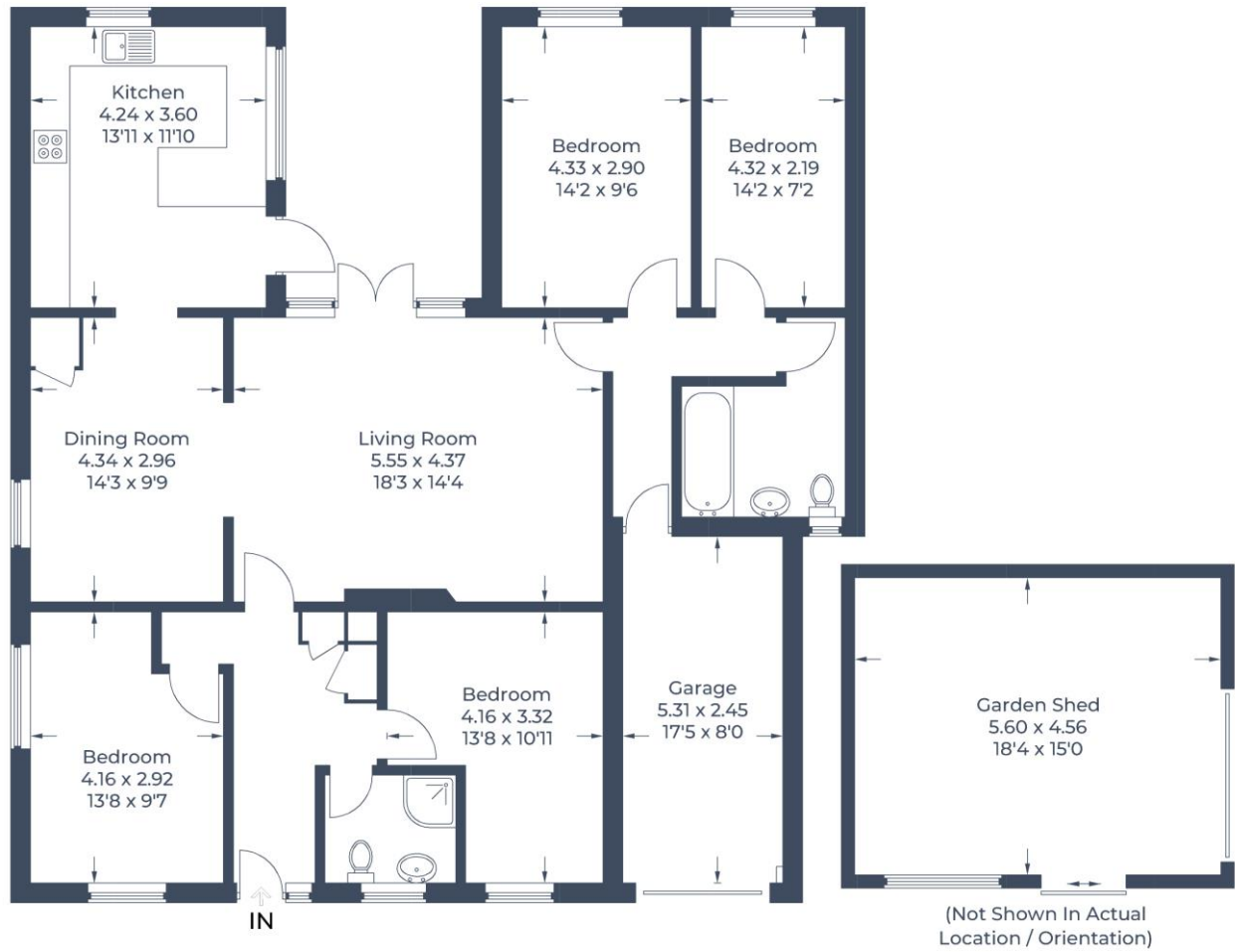


Illustration for identification purposes only,
measurements are approximate, not to scale.
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