



30 MARLOW BOTTOM
PRICE: £1,125,000 FREEHOLD

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MILSOM

**30 MARLOW BOTTOM ROAD
MARLOW BOTTOM
BUCKS SL7 3LY**

PRICE: £1,125,000 FREEHOLD

An extremely spacious split level three bedroom detached family home situated on a quiet no through road and built only 10 years ago to a high standard.

**ENTRANCE HALL:
OPEN PLAN KITCHEN/LIVING SPACE:
SEPARATE RECEPTION ROOM:
STUDY AREA: THREE DOUBLE BEDROOMS
TWO EN SUITE SHOWER ROOMS:
BATHROOM:
DOUBLE GLAZED WINDOWS WITH
PLANTATION SHUTTERS:
UNDERFLOOR HEATING:
AIR SOURCE HEATING TO RADIATORS:
AMPLE DRIVEWAY PARKING:
PRIVATE REAR GARDEN: GARAGE**

TO BE SOLD: This contemporary style, split level detached house offers spacious accommodation throughout, light and airy accommodation and is finished to a high standard throughout. The property is set back from the main road and conveniently located within a short distance of Marlow Bottom's amenities as well as the popular Burford School. Marlow High Street is within two miles with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:

Oak front door with Banham security locks, glazed window to **ENTRANCE HALL** with tiled flooring and underfloor heating, door to integral garage, airing cupboard with large hot water tank and pumps.

CLOAKROOM with low level wc and free and floating basin, space and plumbing for washing machine.

DINING ROOM a versatile reception room with floor to ceiling double glazed window and storage cupboard.

Stairs to **OPEN PLAN KITCHEN/LIVING AREA**



Kitchen fitted with a wide range of two toned high gloss and walnut wood effect wall and floor units incorporating a central island with breakfast bar, Neff appliances throughout with cupboard housing oven, microwave oven and warming drawer, induction hob with extractor fan over, integrated dishwasher, fridge/freezer and wine cooler, one and a half bowl sink, tiled floor with underfloor heating. Double glazed doors to garden.



Living area with oak flooring, tv aerial point, double glazed double doors out to the rear garden and a courtyard area to the side of the property.

Modern style Oak and glass staircase to **SECOND FLOOR** hall with radiator, loft access and doors to;



BEDROOM ONE a double aspect large room with vaulted ceiling with full height double glazed windows with fitted shutters, radiator and door to



ENSUITE SHOWER ROOM with tile and glazed double shower with waterfall showerhead and separate spray, suspended wash hand basin with vanity cupboard under and mirrored vanity above, low level w.c., tiled floor and walls, heated towel rail, double glazed frosted window, underfloor heating.



BEDROOM TWO a front aspect double room with vaulted ceiling, double glazed window with radiator under.



BATHROOM white four-piece suite comprising panel enclosed bath with mixer taps and shower attachment, wash hand basin with vanity cupboard under, low level w.c., quadrant shower cubicle tiled floor, heated towel rail, two tone floor and wall tiling, double glazed frosted window.

THIRD FLOOR HALL with area ideal for a sitting area or office benefitting from a Velux window.



THIRD BEDROOM a large room with double glazed window overlooking the garden with radiator under, Velux windows and eaves storage, frosted glass door to,

SHOWER ROOM comprising tile and glazed shower cubicle, vanity wash hand basin, low level w.c., Velux window, tiled floor and walls, heated towel rail.

OUTSIDE

TO THE FRONT is an area of garden with ample driveway parking leading to the

GARAGE with fingerprint entry, electric door, light and power. Gated side access leads to




THE REAR GARDEN which is an attractive feature of this property. A patio area directly out from the main house with a brick wall leading to the second tier mainly laid to lawn wrapping round the right hand side of the property with a garden shed and steps up to the lawned third tier.

M47750424 **EPC BAND: C**
COUNCIL TAX BAND: F

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.
DIRECTIONS: using the postcode **SL7 3LY** this property can be found down the private road just before the parade of shops.

Approximate Gross Internal Area
 Ground Floor = 101.9 sq m / 1,097 sq ft
 First Floor = 92.9 sq m / 1,000 sq ft
 Total = 194.7 sq m / 2,097 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

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