



83 MARLOW BOTTOM ROAD, MARLOW BOTTOM
PRICE: £995,000 FREEHOLD



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MARLOW BOTTOM
BUCKS SL7 3NA**

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A cleverly designed five bedroom detached family home ideally located within a short stroll of Burford Primary School and local amenities.

PRIVATE GARDEN BACKING ONTO WOODLAND: MAIN BEDROOM WITH ENSUITE SHOWER ROOM: THREE FURTHER FIRST FLOOR BEDROOMS: FAMILY BATHROOM: ENTRANCE HALL: CLOAKROOM: GROUND FLOOR BEDROOM WITH ENSUITE SHOWER ROOM: IMPRESSIVE LIVING ROOM WITH PARTLY VAULTED CEILING AND CATHEDRAL STYLE WINDOW: OPEN PLAN KITCHEN & DINING AREA: UTILITY ROOM: GAS CENTRAL HEATING TO RADIATORS: DOUBLE GLAZING: WORKSHOP/HOME OFFICE: DRIVEWAY PARKING.

TO BE SOLD: an architecturally designed detached family home providing well-appointed and thoughtfully designed 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 is within two miles with an excellent range of 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.

Part glazed front door to **ENTRANCE HALL** with built in storage cupboards, wooden flooring, vertical radiators, cupboard housing hot water tank and stairs to First Floor Landing with storage cupboard under.

CLOAKROOM comprising low level w.c., vanity wash hand basin, heated towel rail, double glazed frosted window, tiled floor.

GROUND FLOOR BEDROOM front aspect room with double glazed window, built in wardrobes, wooden flooring, radiator and door to

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



DINING ROOM dual aspect room with double glazed windows, wooden flooring, four seater breakfast bar with granite worktops, wooden flooring, range of fitted floor and wall units with granite work surface over, radiator and archway to



KITCHEN fitted with a matching range of Shaker style floor and wall units, granite work

surfaces, space for range style cooker, space for American fridge freezer, carousel corner cupboard, one and a half bowl single drainer sink unit, rear aspect, double glazed window, feature stain glass window, integrated dishwasher, tiled floor and door to

UTILITY ROOM fitted with a matching range of high gloss floor and wall units, single drainer single bowl sink unit, tiled floor, radiator, space and plumbing for washing machine, concealed central heating boiler and water softener, door to garden and tiled floor.



LIVING ROOM an impressive room with part vaulted ceiling and Cathedral style rear aspect window and bi-folding doors leading to the rear garden, wooden flooring, vertical radiators, television aerial point, cast iron log burner.

FIRST FLOOR

LANDING access to loft space, radiators, airing cupboard.



BEDROOM ONE rear aspect room with double glazed window, overhead Velux window, built in wardrobes, radiator and door to

ENSUITE SHOWER ROOM with double sized tile and glazed shower cubicle, vanity wash hand basin, low level w.c., double glazed frosted window, fully tiled floor and walls, heated towel rail.



BEDROOM TWO rear aspect room with double glazed window and Velux window over, range of built in wardrobes, eaves access, radiator.

BEDROOM THREE front aspect room with double glazed window, built in wardrobes, radiator.

BEDROOM FOUR front aspect room with full height double glazed window, radiator.



FAMILY BATHROOM comprising a free standing shaped bath with mixer taps, separate tile and glazed shower cubicle, vanity wash hand basin, low level w.c., fully tiled floor and walls, heated towel rail, double glazed frosted window.

OUTSIDE

TO THE FRONT of the property is an in and out driveway providing ample off road parking with side access leading to



THE REAR GARDEN which is an attractive feature of this property offering a high degree of privacy. To the rear of the house is a full width paved patio area leading up to the remainder of the garden which is predominantly laid to lawn with screening provided by mature hedges on all sides. There is also a useful

WORKSHOP/HOME OFFICE with light, power and central heating.

M34360424

EPC BAND: TBC

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 3NA** the subject property can be found on the left hand side identified by an Andrew Milsom 'For Sale' board.

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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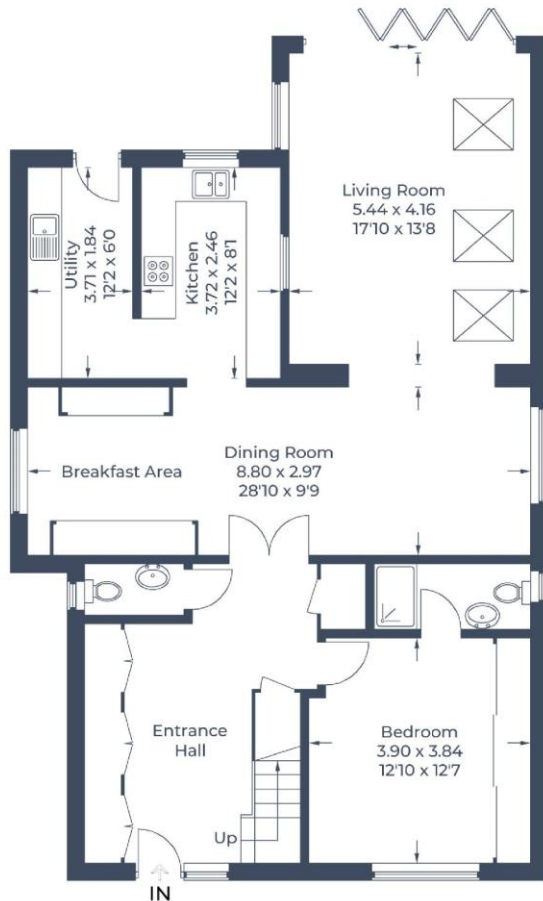
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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

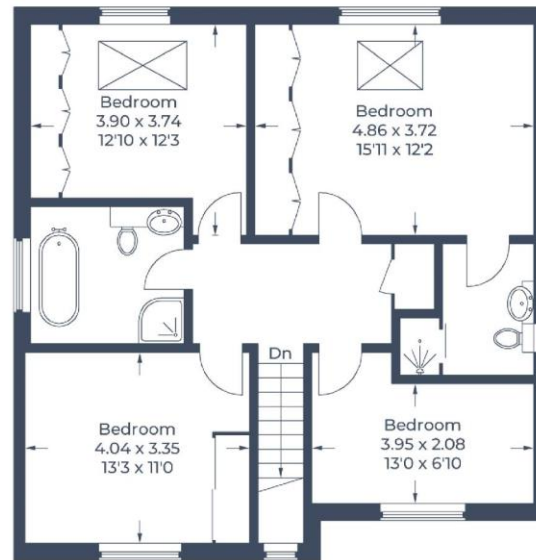
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
 Ground Floor = 111.9 sq m / 1,204 sq ft
 First Floor = 78.0 sq m / 839 sq ft
 Garden Office = 14.6 sq m / 157 sq ft
 Total = 204.5 sq m / 2,200 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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