



25 BOVINGDON HEIGHTS, MARLOW
PRICE: £995,000 FREEHOLD

am ANDREW
MILSON

**25 BOVINGDON HEIGHTS
MARLOW
BUCKS SL7 2JR**

PRICE: £995,000 FREEHOLD

Situated in a popular cul de sac close to open countryside on the favoured west side of town within Spinfield School catchment, a modern four bedroom Georgian style detached family home.

**58' SOUTH FACING REAR GARDEN:
FOUR BEDROOMS: ENSUITE BATHROOM:
FAMILY BATHROOM: CLOAKROOM:
STUDY: RECEPTION HALL:
DINING ROOM: LIVING ROOM:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING:
TANDEM GARAGE: DRIVEWAY PARKING:
APPLIANCES AVAILBLE IF REQUIRED:
NO ONWARD CHAIN.**

TO BE SOLD: this well planned four bedroom detached family home is located in a quiet cul de sac off Spinfield Lane close to walks within Happy Valley and Marlow Common woodland. Marketing of this home provides a buyer with the opportunity to modernise and extend, if required. Located within an easy walk of Spinfield Primary School, the property is also within a mile of Marlow High Street. Features of this fine home include a sunny 58' south facing garden and ample family accommodation of four bedrooms, three reception rooms and two bathrooms. 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 double glazed front door.

ENTRANCE HALL with stairs to First Floor with cupboard under, wall thermostat.

CLOAKROOM with white suite of low level w.c., wash basin, radiator, tiled floor.

STUDY radiator.



RECEPTION HALL with doors to Living Room and Kitchen and wide opening to



DINING ROOM double aspect with bay window, radiator, pleasant garden outlook and double doors to Breakfast Area



KITCHEN/BREAKFAST ROOM range of wall and base units with one and a half single drainer sink unit, mixer tap, space for oven and fridge, radiator, wide opening to Utility Room and wide opening to breakfast area, radiator, double glazed sliding patio doors to garden.

UTILITY ROOM wall cupboards, working surfaces, space and plumbing for washing machine and dishwasher, gas fired boiler, door to outside.



LIVING ROOM double aspect with double glazed sliding patio doors to garden, three radiators.

FIRST FLOOR LANDING with access to loft, airing cupboard housing lagged hot water cylinder, immersion heater and shelving.



BEDROOM ONE radiator, two double wardrobes.

ENSUITE BATHROOM white suite of panel bath, shower attachment, pedestal basin, low level w.c., tiled floor, half tiled walls and radiator.



FAMILY BATHROOM white suite of panel bath, shower attachment, separate Aqualisa shower unit, folding screen, low level w.c., wash basin with vanity cupboard below, radiator, tiled floor and walls.



BEDROOM TWO radiator.



BEDROOM THREE radiator, window with view over garden, cupboard with hanging rail.

BEDROOM FOUR radiator, wardrobe

OUTSIDE

TO THE FRONT is a spacious lawn with shrubs to side, a brick paved driveway for the hardstanding of three vehicles, meter cupboard and door to Garage.



TO THE REAR the is south facing and measures 58' (17.67m) in depth, includes a wide expanse of lawn, two patio areas, a mature hedge and shrub boundaries. **TANDEM GARAGE** with up and over door, light, power and door to rear garden.

M47670224 **EPC BAND: TBC**
COUNCIL TAX BAND: G

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

DIRECTIONS: using **SL7 2JR** number 25 will be found on the left hand side towards the end.

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.

Approximate Gross Internal Area
Ground Floor = 77.5 sq m / 834 sq ft
First Floor = 59.5 sq m / 640 sq ft
Garage = 25.5 sq m / 274 sq ft
Total = 162.5 sq m / 1,748 sq ft

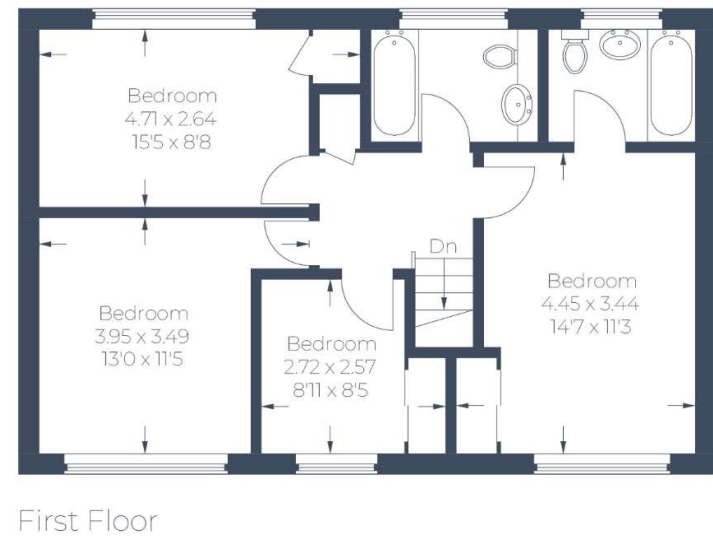
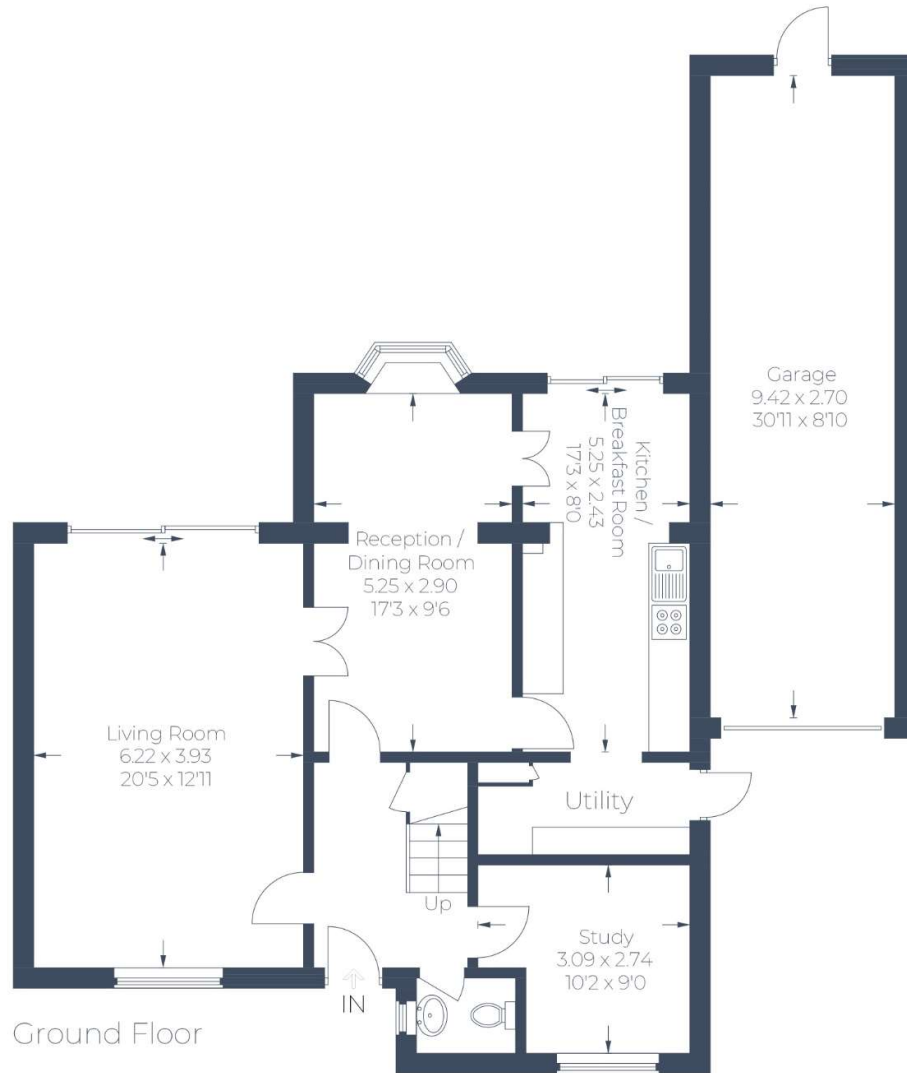


Illustration for identification purposes only,
measurements are approximate, not to scale.