



**BarrettMove**





117 New Road, Marlow, Buckinghamshire SL7 3NN  
Guide Price £749,500 - Freehold



## PROPERTY SUMMARY

Barrett Move presents a large four bedroom detached character home with lovely views over Marlow Bottom with detached garage.

## POINTS OF INTEREST

- Flexible accommodation for family life
- Option to offer separate accommodation upstairs
- Four bedrooms two bathrooms
- South facing garden with a view over the valley
- Lovely elevated position on a popular road
- New boiler
- Feature beams made from ships timbers
- In need of some updating
- In catchment for Burford primary, Sir William Borlase and Great Marlow schools
- Close to village amenities and woodland walks
- \*\*\*\*\*CHAIN FREE\*\*\*\*\*



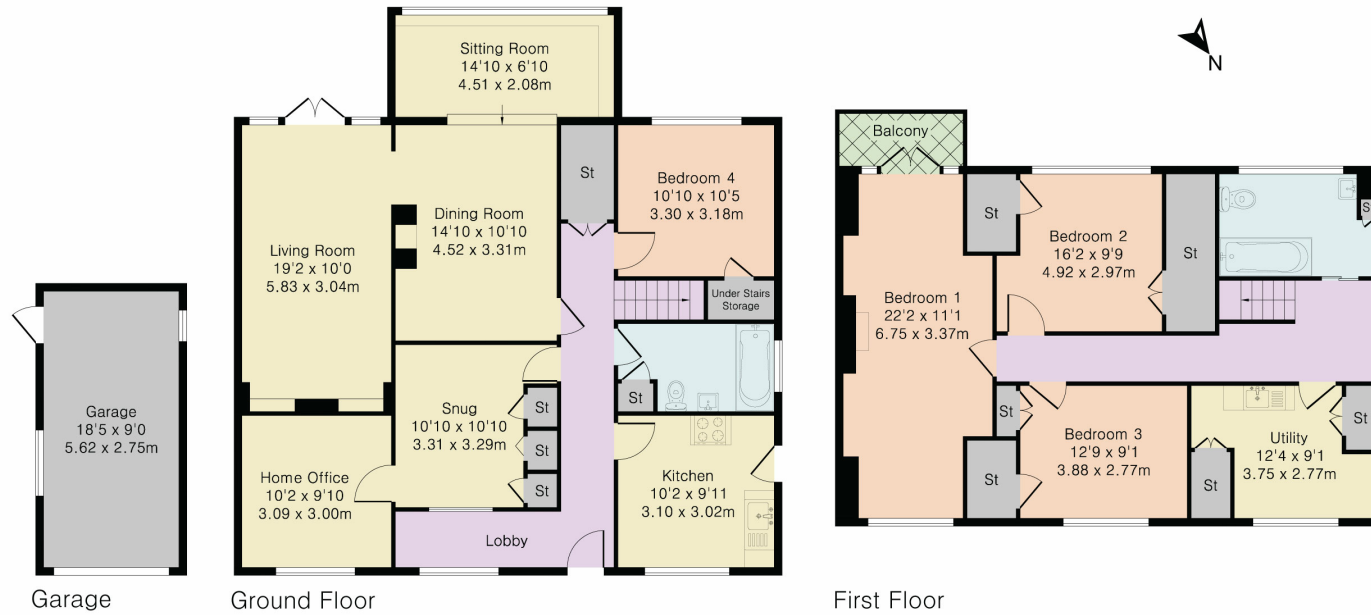


**Approximate Gross Internal Area 2139 sq ft - 198 sq m**

Ground Floor Area 1156 sq ft – 107 sq m

First Floor Area 817 sq ft – 76 sq m

Garage Area 166 sq ft – 15 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			