



BarrettMove



**9 Andrews Way, Marlow, Buckinghamshire SL7 3QJ**  
**Guide Price £580,000 - Freehold**



## PROPERTY SUMMARY

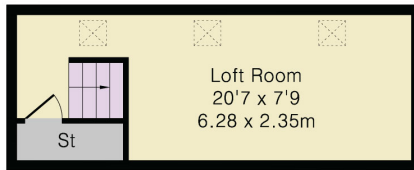
Barrett Move is delighted to offer for sale this 2/3 bedroom detached family home with a good sized garden and lovely views in Marlow Bottom.

## POINTS OF INTEREST

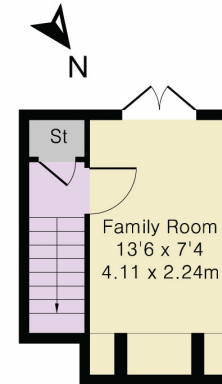
- Flexible accommodation over four floors
- Potential to extend (STPP)
- Large lounge/diner
- Two bedrooms one with dressing/study area
- Large loft room accessed via paddle steps
- Family room with doors to the garden
- Off street parking and garage
- Good sized West facing garden
- Close to woodland walks
- In catchment for Burford primary, Sir William Borlase and Great Marlow schools



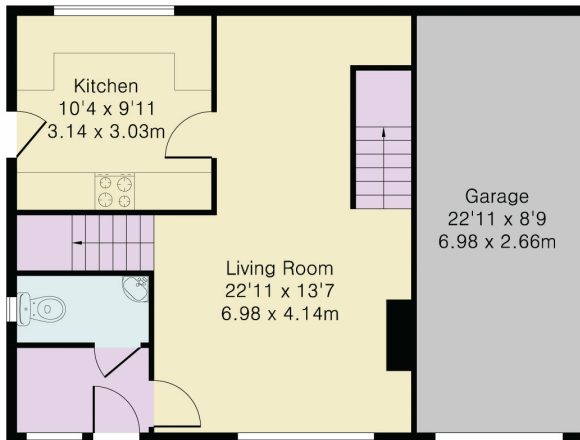
Approximate Gross Internal Area 1364 sq ft – 127 sq m  
 Ground Floor Area 658 sq ft – 61 sq m  
 First Floor Area 545 sq ft – 51 sq m  
 Loft Room Area 161 sq ft – 15 sq m



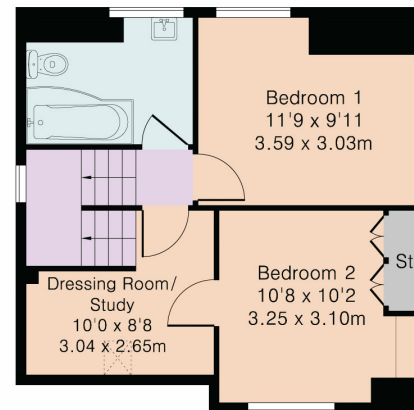
Loft Room



First Floor



Ground Floor



First Floor



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>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>49</b>	
(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			