

FOR  
SALE



28 Squirrel Rise, Marlow, Buckinghamshire SL7 3PN



## PROPERTY DESCRIPTION

A chalet style detached bungalow in need of complete modernisation but with scope to extend or redevelop (STPP). Entrance hall, lounge, dining room, kitchen, bathroom, upstairs there are two bedrooms. The garden is long, tiered and enclosed. To the front there is a garage and driveway parking. Council Tax Band: E

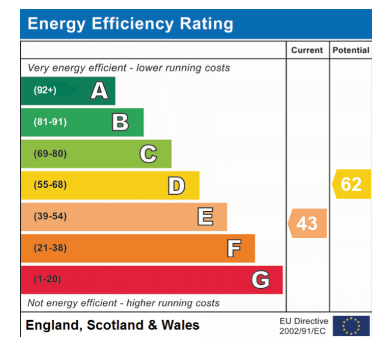
LOCATION: The house is set on Squirrel Rise, a popular road in Marlow Bottom; a 5 minute walk to Burford School and a short walk to the village amenities. Marlow Bottom offers village living with wonderful woodland walks, an Italian restaurant, coffee shop, pharmacy, Rebellion Brewery and a local convenience store as well as being close to Marlow town centre and the River Thames. There is ease of access to the M40 and M4, London is within easy reach and Heathrow Airport only 22 miles away.

## POINTS OF INTEREST

- Opportunity to create a special family home
- Large plot with lovely outlook
- Scope for renovation and extension (STPP)
- Boiler not working
- Garage and off road parking
- 5 minute walk to Burford School
- Close to woodland walks and village amenities
- In need of updating



ROOM DESCRIPTIONS



**Approximate Gross Internal Area 1127 sq ft - 105 sq m  
(Excluding Garage & Including Store)**

Ground Floor Area 788 sq ft – 73 sq m

First Floor Area 339 sq ft – 32 sq m

Garage Area 306 sq ft – 28 sq m

