



BarrettMove



**The Paddock, Mundaydean Lane, Marlow, Buckinghamshire SL7 3BU
Guide Price £650,000 - Freehold**



PROPERTY SUMMARY

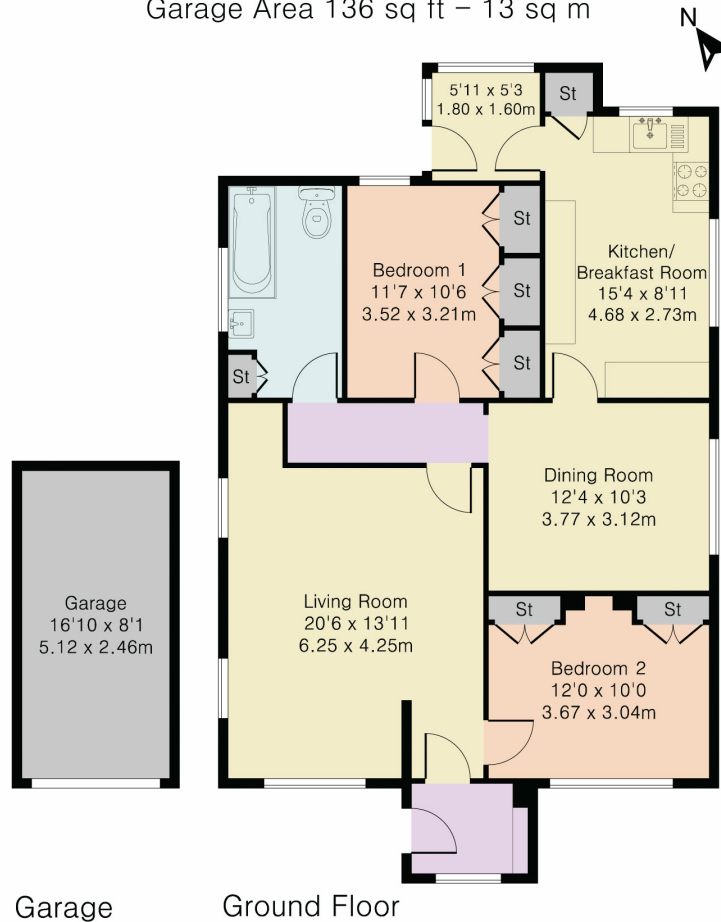
Barrett Move presents a unique opportunity to renovate a property in a desirable hamlet location two miles from Marlow High Street.

POINTS OF INTEREST

- *****CHAIN FREE*****
- Potential to extend (STPP)
- Driveway parking and garage
- Development opportunity
- Views over open fields
- Beautiful semi rural location, within 2 miles of Marlow High St
- At the end of a hamlet, by bridleways and walks into the Chilterns
- Very tranquil, peaceful location



Approximate Gross Internal Area 1096 sq ft – 102 sq m
 Ground Floor Area 960 sq ft – 89 sq m
 Garage Area 136 sq ft – 13 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	70
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			