

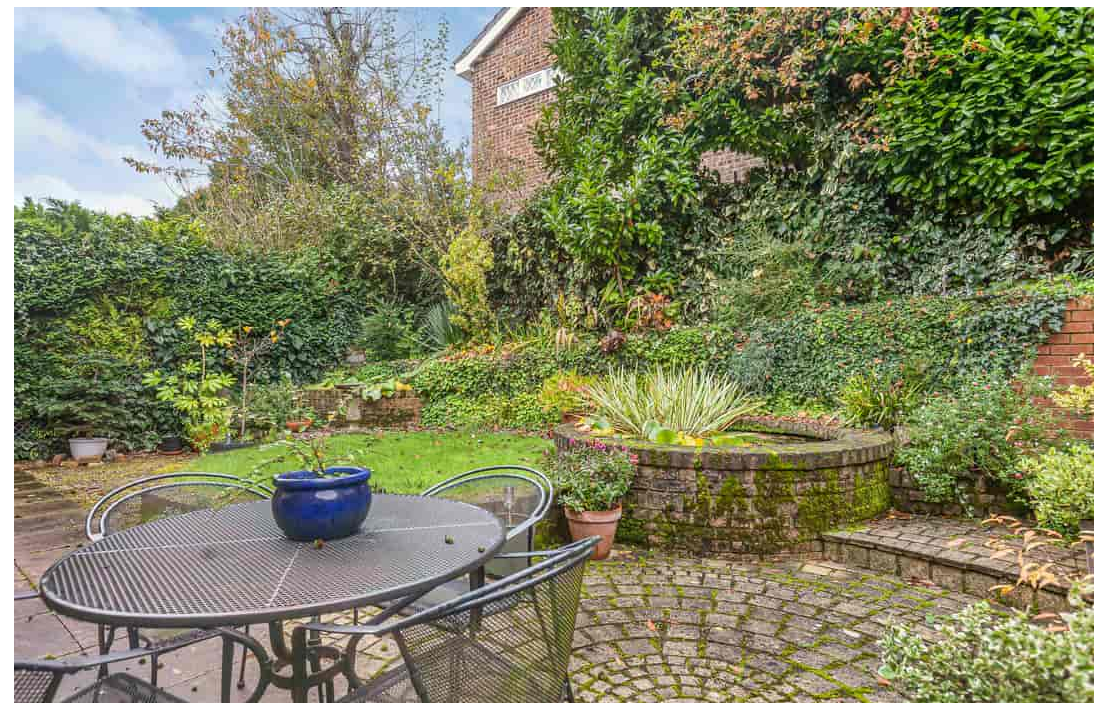


BarrettMove





**16 Monks Hollow, Marlow, Buckinghamshire SL7 3SY**  
**Guide Price £750,000 - Freehold**

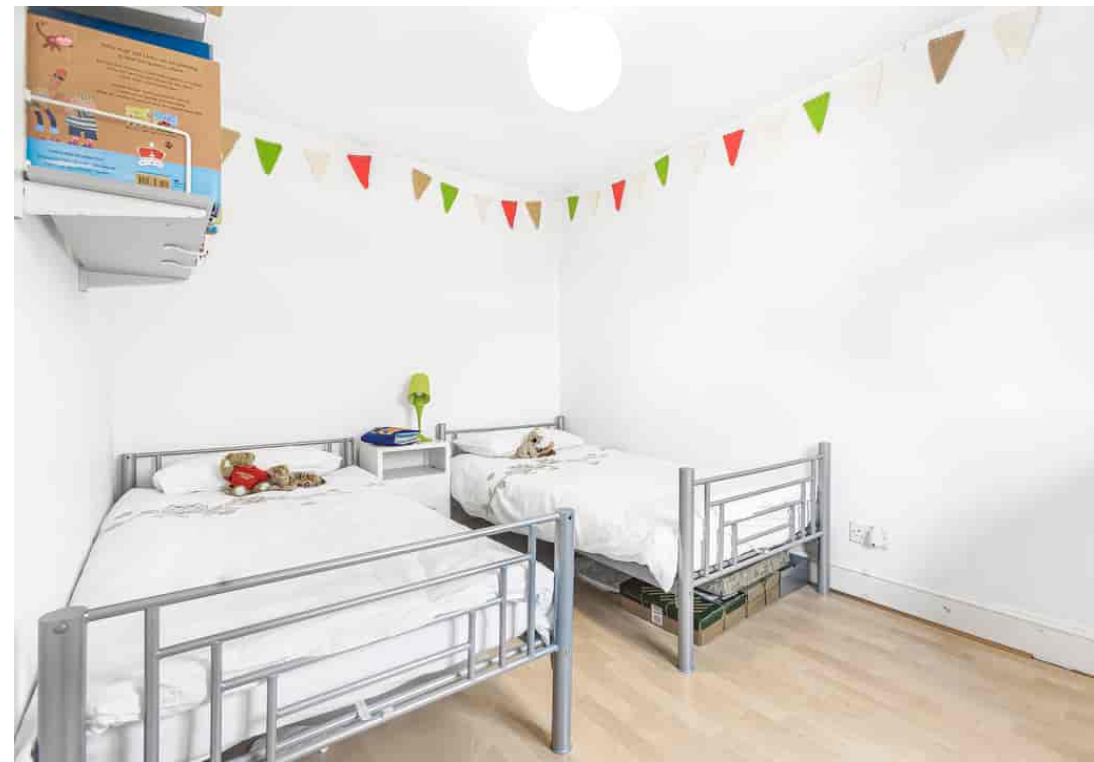


## PROPERTY SUMMARY

Barrett Move presents this well proportioned four bedroom detached house with a garage in a quiet cul de sac in Marlow Bottom.

## POINTS OF INTEREST

- \*\*\*\*\*CHAIN FREE\*\*\*\*\*
- Master with ensuite bathroom
- Four good sized bedrooms
- Utility room
- Garage and off road parking
- Small but private garden
- Loft suitable for conversion STPP
- Close to village amenities and woodland walks
- In catchment for Burford primary, Sir William Borlase and Great Marlow schools

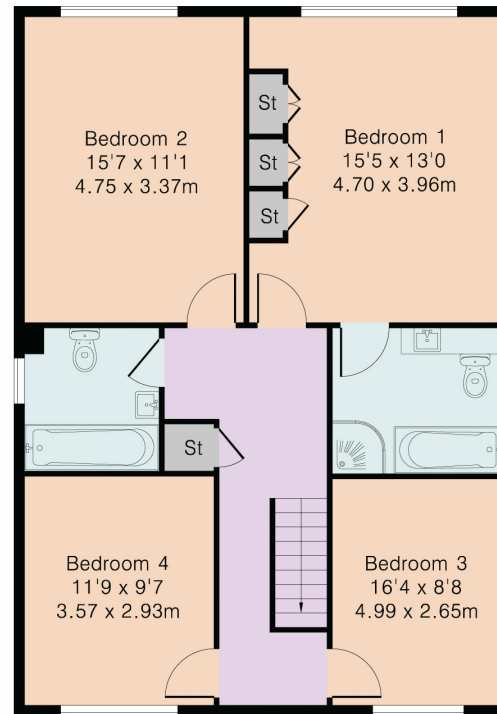
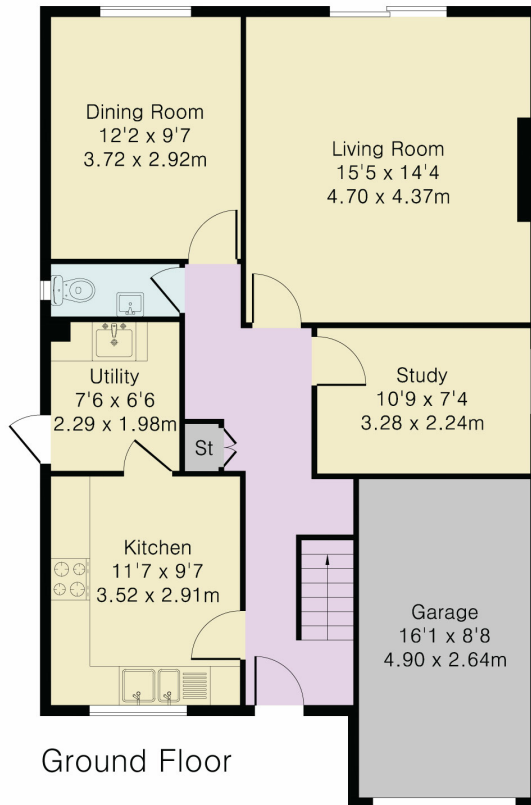




**Approximate Gross Internal Area 1719 sq ft - 160 sq m**

Ground Floor Area 880 sq ft – 82 sq m

First Floor Area 839 sq ft – 78 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
Very energy efficient - lower running costs		
(92+)	70	81
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	70	81
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)	70	81
<b>F</b>		
(1-20)	70	81
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		