



BarrettMove



3 Olivers Paddock, Marlow, Buckinghamshire SL7 3NS
Guide Price £995,000 - Freehold



PROPERTY SUMMARY

Barrett Move is delighted to present this extended four bedroom detached house with garage and garden studio, in a leafy, peaceful and highly sought after cul de sac in Marlow Bottom.

POINTS OF INTEREST

- Large kitchen, diner, family room
- Master bedroom with ensuite
- Three further double bedrooms
- Additional reception room currently used as home office
- Utility boot room
- Double garage and off street parking
- South facing garden with a view over the valley
- Summerhouse with power
- Short walk to Burford School
- Close to amenities and woodland walks



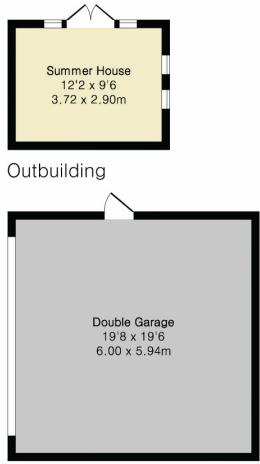
**Approximate Gross Internal Area 1972 sq ft - 183 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1151 sq ft - 107 sq m

First Floor Area 821 sq ft - 76 sq m

Garage Area 384 sq ft - 36 sq m

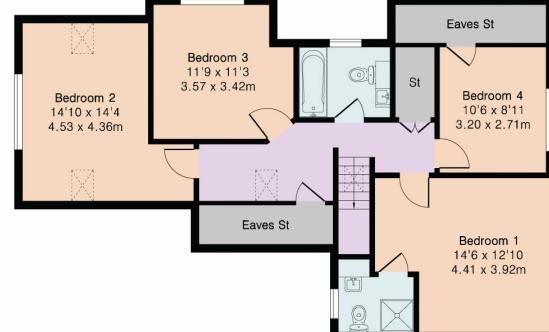
Outbuilding Area 116 sq ft - 11 sq m



Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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+) | A | | |
| (81-91) | B | | |
| (65-80) | C | 73 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England, Scotland & Wales | | | |