



BarrettMove



**8 Wycombe Road, Marlow, Buckinghamshire SL7 3HU**  
**£485,000 - Freehold**



## PROPERTY SUMMARY

Barrett Move presents a charming two bedroom character cottage with garden a five minute level walk to Marlow High Street.

## POINTS OF INTEREST

- No onward chain
- Mid terrace period cottage
- Two bedrooms
- South west facing garden
- Wood burning stove
- Loft
- Parking space
- Summerhouse with power
- A few minutes walk from Marlow High Street
- Close to Marlow train station

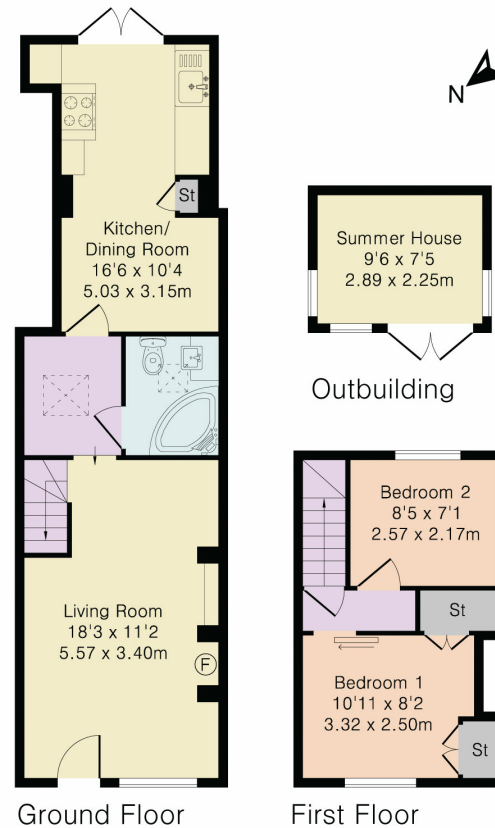


**Approximate Gross Internal Area 700 sq ft - 65 sq m**

Ground Floor Area 433 sq ft – 40 sq m

First Floor Area 197 sq ft – 18 sq m

Outbuilding Area 70 sq ft – 7 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+)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</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			