



BarrettMove





**7 Maytree Close, Marlow, Buckinghamshire SL7 3YA**  
**Guide Price £595,000 - Freehold**

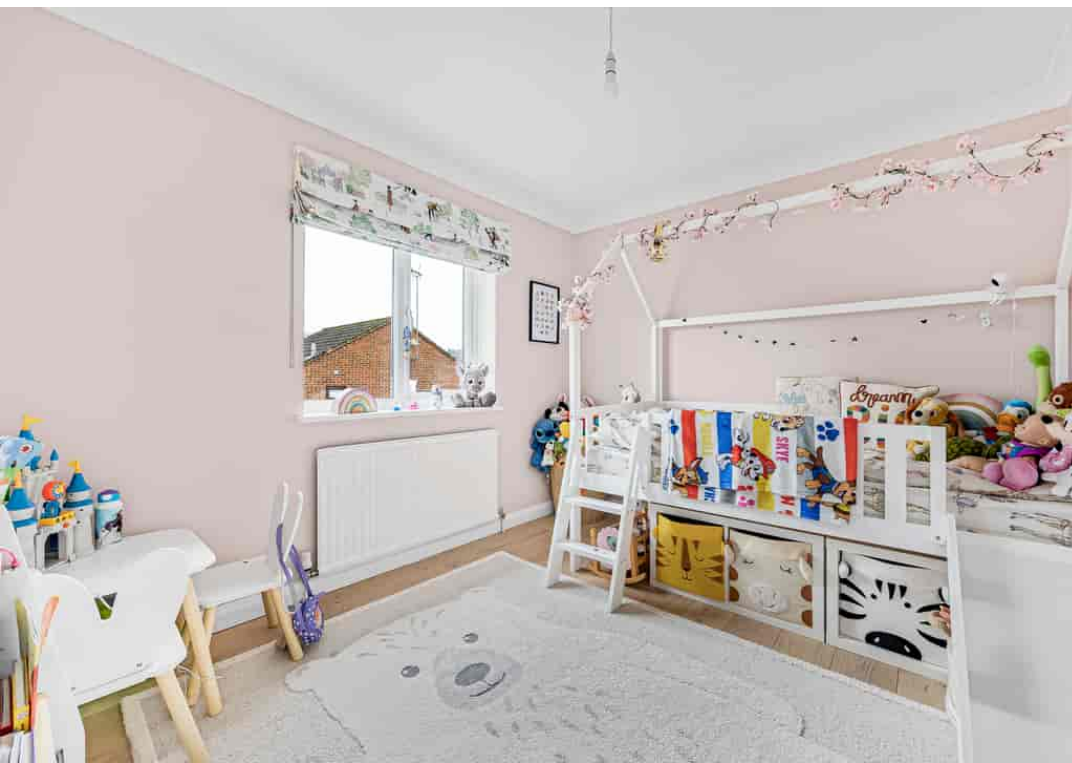


## PROPERTY SUMMARY

Barrett Move is pleased to offer a lovely, three bedroom link detached home in a quiet cul de sac in Marlow Bottom.

## POINTS OF INTEREST

- Recently renovated
- Beautifully presented
- Brand new kitchen
- Garden office
- Garage and off road parking
- Compact garden with woodland outlook
- Close to village amenities and woodland walks
- Short walk to Burford School
- Highly recommended for viewing





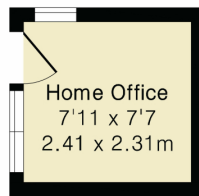
## Approximate Gross Internal Area 947 sq ft - 88 sq m (Excluding Outbuilding)

Ground Floor Area 402 sq ft – 38 sq m

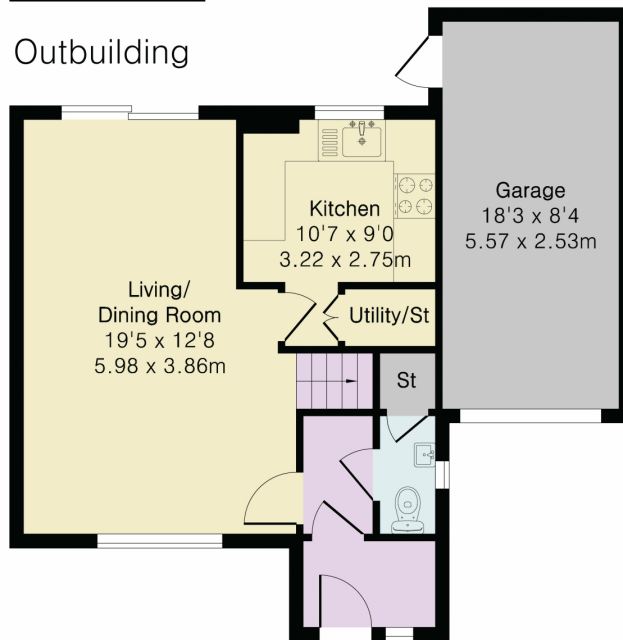
First Floor Area 393 sq ft – 36 sq m

Garage Area 152 sq ft – 14 sq m

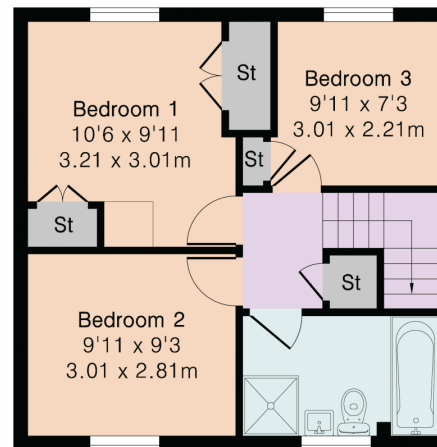
Outbuilding Area 60 sq ft – 6 sq m



Outbuilding



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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			