



BarrettMove



87 Marlow Bottom, Marlow, Buckinghamshire SL7 3NA
Guide Price £1,050,000 - Freehold



PROPERTY SUMMARY

Barrett Move is delighted to market a beautifully presented four bedroom detached home with garden room in Marlow Bottom.

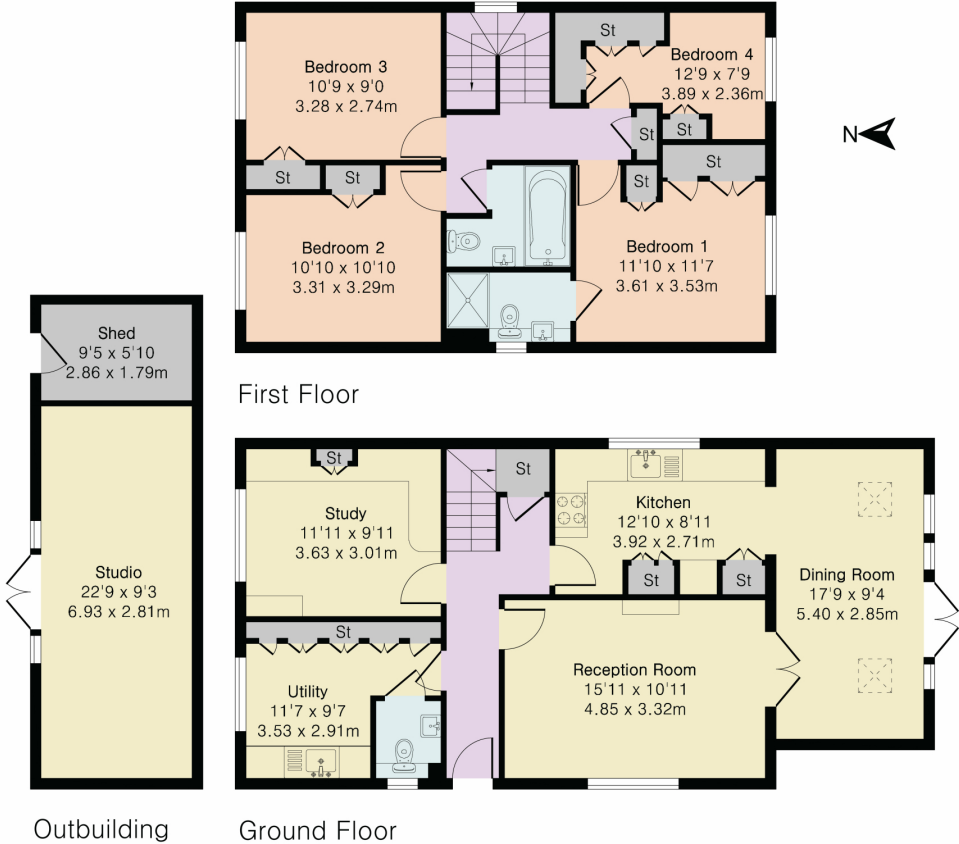
POINTS OF INTEREST

- South facing garden overlooking woodland
- Large Kitchen diner
- Spacious utility/boot room
- Master bedroom with ensuite
- Beautiful garden studio with cinema space
- Home office
- Driveway parking for several cars with EV charger
- Flexible accommodation for family life
- Walking distance to village amenities and woodland walks
- In catchment for Burford primary, Sir William Borlase and Great Marlow schools



Approximate Gross Internal Area 1714 sq ft - 159 sq m

Ground Floor Area 809 sq ft – 75 sq m
 First Floor Area 638 sq ft – 59 sq m
 Outbuilding Area 267 sq ft – 25 sq m



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	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	72
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		