



BarrettMove



26 Bencombe Road, Marlow, Buckinghamshire SL7 3NZ
Guide Price £795,000 - Freehold



PROPERTY SUMMARY

POINTS OF INTEREST

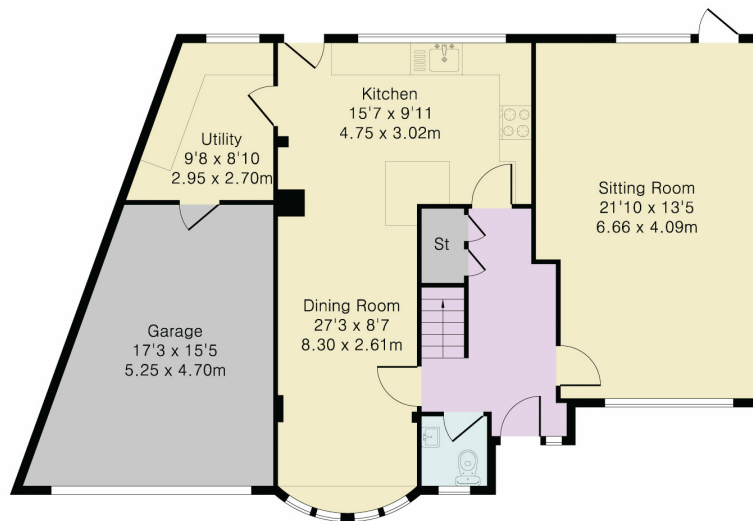
- Additional front land with parking spaces
- Open plan kitchen diner
- Four bedrooms two bathrooms
- Garage and off road parking
- South facing garden with a view
- Utility room with door to garage
- In catchment for Burford primary, Sir William Borlase and Great Marlow schools
- Close to village amenities and woodland walks
- Tucked away in a quiet cul de sac



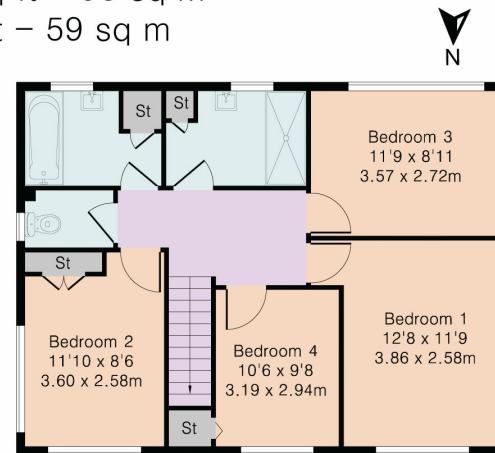
Approximate Gross Internal Area 1662 sq ft - 154 sq m

Ground Floor Area 1023 sq ft – 95 sq m

First Floor Area 639 sq ft – 59 sq m



Ground Floor



First Floor



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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	82
England, Scotland & Wales			
EU Directive 2002/91/EC			