



BarrettMove



21 Andrews Way, Marlow, Buckinghamshire SL7 3QJ
Guide Price £800,000 - Freehold



PROPERTY SUMMARY

Barrett Move presents this spacious four bedroom detached house with separate annexe ideal for working from home or for additional income. Located in a quiet road by woodland and open fields in Marlow Bottom.

POINTS OF INTEREST

- Annexe with separate entrance and shower room
- Kitchen diner that opens to the garden
- Garden studio insulated with power
- Master bedroom with ensuite
- South west facing garden
- Potential for additional income
- Flexible accommodation for family life
- Close to woodland walks
- Easy access to M40
- In catchment for Burford primary, Great Marlow and excellent grammar schools

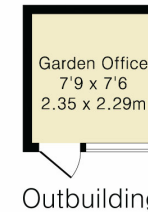
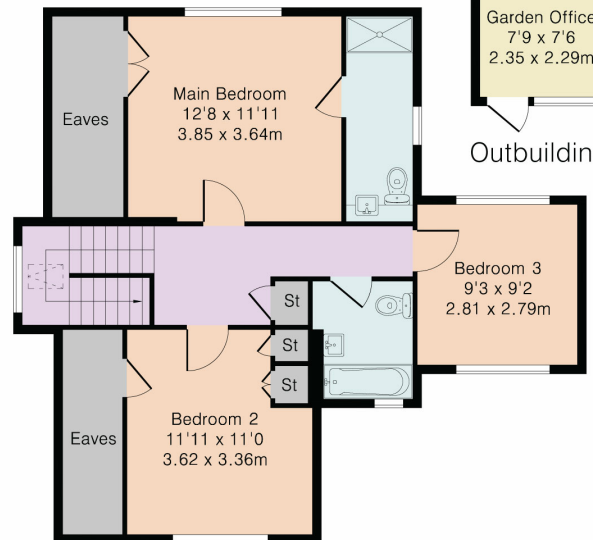
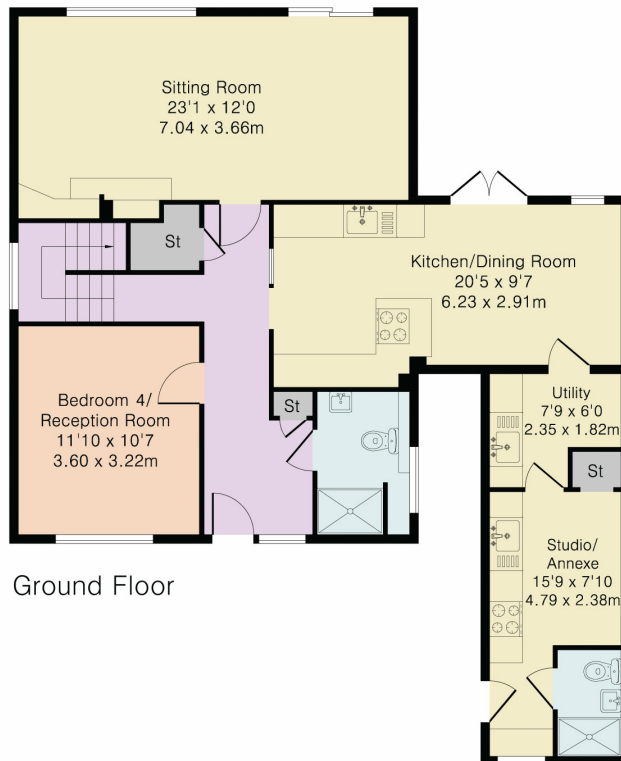
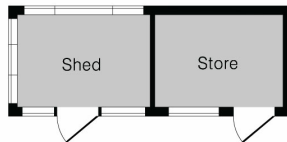


Approximate Gross Internal Area 1677 sq ft - 155 sq m

Ground Floor Area 1016 sq ft – 94 sq m

First Floor Area 604 sq ft – 56 sq m

Outbuilding Area 57 sq ft – 5 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			