

FOR
SALE



306 Marlow Bottom, Marlow, Buckinghamshire SL7 3QH

 Offers in Excess of £750,000 - Freehold

42, Marlow Bottom, Marlow, SL7 3NB 01628 876333 hello@barrettmove.co.uk

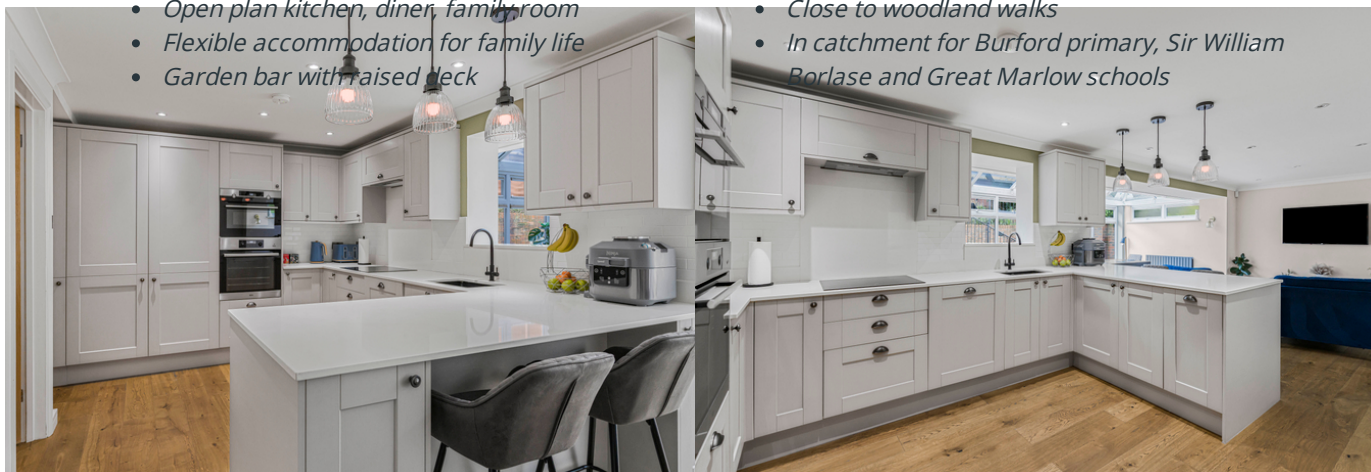
PROPERTY DESCRIPTION

This well presented four bedroom semi detached home is well worth a look as it offers flexible accommodation for family life. Downstairs there is a good sized lounge, utility room, family bathroom, bedroom 4 and a lovely open plan kitchen diner which opens onto the garden. Upstairs, there are three bedrooms and a shower room. The garden is large and cleverly landscaped to maximise the potential of the incline with a garden room on the deck at the top. The front driveway offers parking for 2/3 cars. Council tax band E.

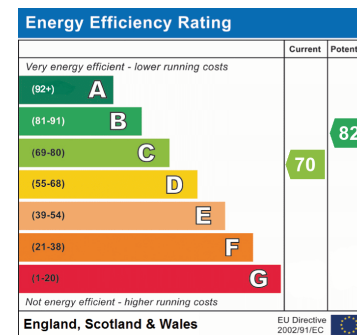
LOCATION: The house is set on the main road at the quiet end of Marlow Bottom. In catchment for excellent schools including Sir William Borlase and Great Marlow. Marlow Bottom offers village living with wonderful woodland walks, an Italian restaurant, coffee shop, pharmacy, Rebellion Brewery and a local convenience store as well as being close to Marlow town centre and the River Thames. There is ease of access to the M40 and M4, London is within easy reach and Heathrow Airport only 22 miles away.

POINTS OF INTEREST

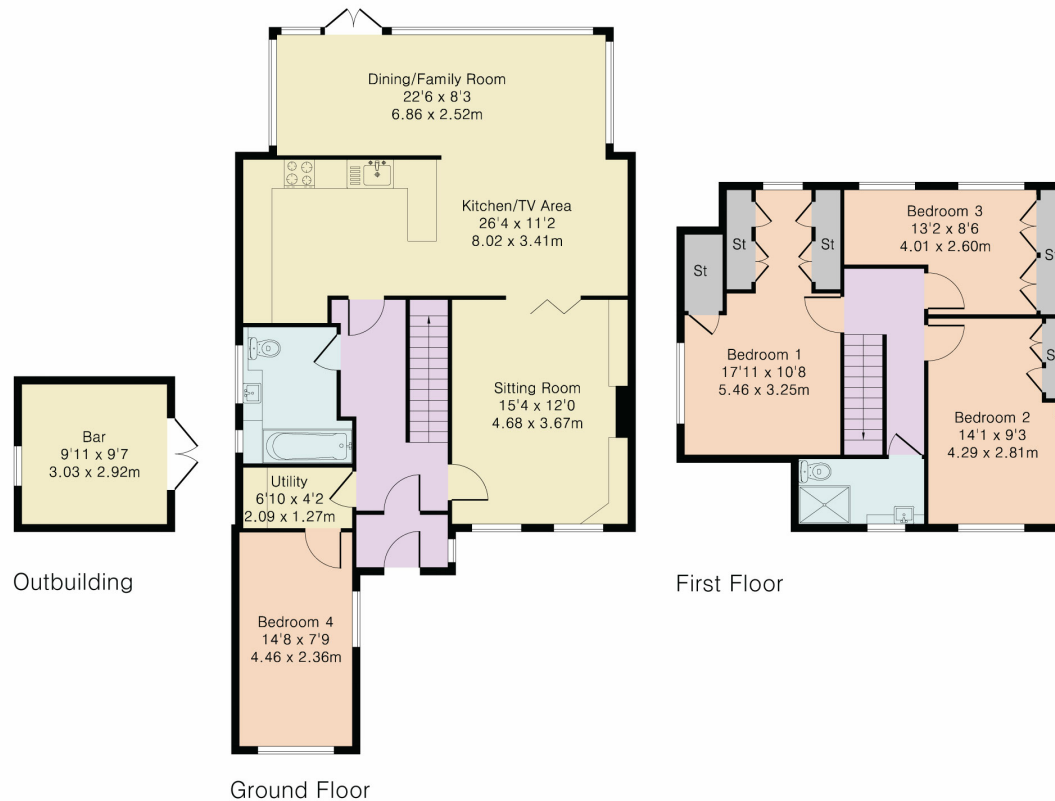
- *Highly recommended for viewing*
- *Open plan kitchen, diner, family room*
- *Flexible accommodation for family life*
- *Garden bar with raised deck*
- *Off street parking*
- *Close to woodland walks*
- *In catchment for Burford primary, Sir William Borlase and Great Marlow schools*



ROOM DESCRIPTIONS



Approximate Gross Internal Area 1626 sq ft – 151 sq m
 Ground Floor Area 985 sq ft – 91 sq m
 First Floor Area 546 sq ft – 51 sq m
 Outbuilding Area 95 sq ft – 9 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.