

FOR
SALE



184A Marlow Bottom, Marlow, Bucks SL7 3PP

PROPERTY DESCRIPTION

The entrance hall is spacious with doors to the kitchen/diner at the front to the right and a dining room/snug to the left. The lounge is large and runs the width of the back with doors to the patio. There is also a cloakroom and under stairs storage area housing the boiler which was replaced August 2020. Upstairs to the first floor the property has four bedrooms, one with an ensuite and a good sized family bathroom. The second floor is a large bedroom with eaves storage and an ensuite bathroom, ideal for guests or a teen looking for their own floor.

The rear garden has a patio entertaining area, with steps leading up to lawn area and garden building currently used as a workshop but ideal for a home office or gym. The garden backs onto Woodland Trust woods, where children can build dens and play or you can walk your dog easily.

At the front of the house is a garage with light/power and electric door and off street parking.

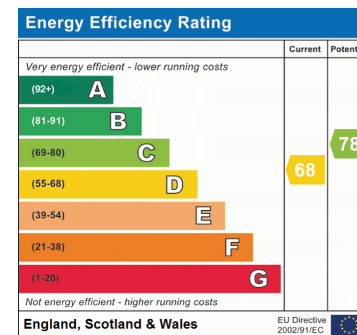
LOCATION: The house is within walking distance of the village amenities as well as Marlow town centre and a 5 minute walk from Burford School. Marlow Bottom offers village living with wonderful woodland walks, an Italian restaurant, coffee shop, pharmacy, Rebellion Brewery and a local convenience store. There is ease of access to the M40 and M4, London is within easy reach and Heathrow Airport only c.20 miles away.

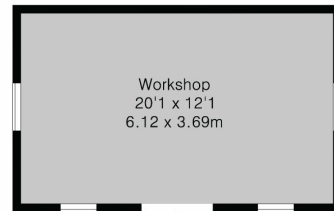
POINTS OF INTEREST

- Over 2000 square feet
- Five bedrooms, two with ensembles
- Garden with access to woodland behind
- Large lounge with doors to the garden
- Garden room suitable for use as home office
- Garage and off road parking
- Close to village amenities and woodland walks
- Walking distance to Burford School
- Catchment for Burford primary, Sir William Borlase and Great Marlow schools



ROOM DESCRIPTIONS





Outbuilding

Approximate Gross Internal Area 2017 sq ft - 188 sq m

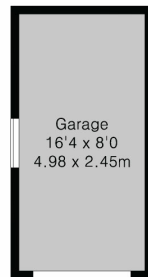
Ground Floor Area 663 sq ft – 62 sq m

First Floor Area 656 sq ft – 61 sq m

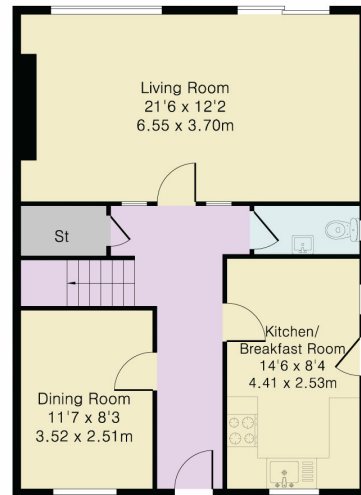
Second Floor Area 324 sq ft – 30 sq m

Garage Area 132 sq ft – 12 sq m

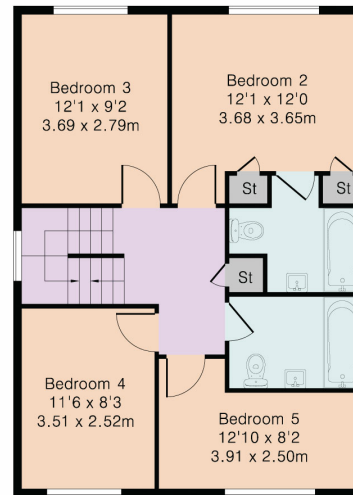
Outbuilding Area 242 sq ft – 23 sq m



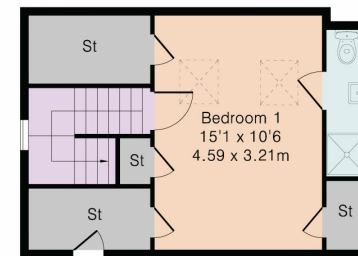
Garage



Ground Floor



First Floor



Second Floor
Eaves St



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.

