



BarrettMove





**2 New Road, Marlow, Buckinghamshire SL7 3NG**  
**Offers in Excess of £800,000 - Freehold**

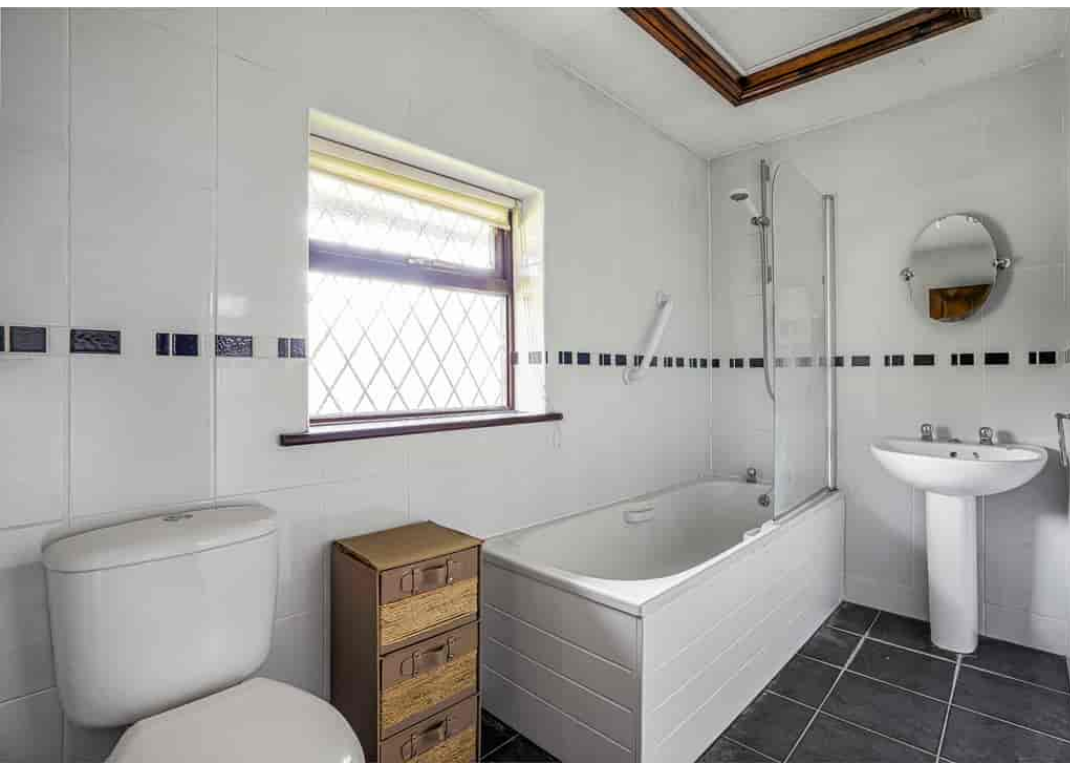


## PROPERTY SUMMARY

Barrett Move presents a large, four bedroom, charming, detached family home with off street parking and garage on a popular road in Marlow Bottom.

## POINTS OF INTEREST

- Opportunity to create a special family home
- Good sized south facing garden
- Large lounge with open fire
- Master bedroom with ensuite
- Two further double bedrooms
- Garage and off road parking for 3 cars
- Potential to extend STPP
- Close to village amenities and woodland walks
- Highly recommended for viewing
- In catchment for Burford primary, Sir William Borlase and Great Marlow schools



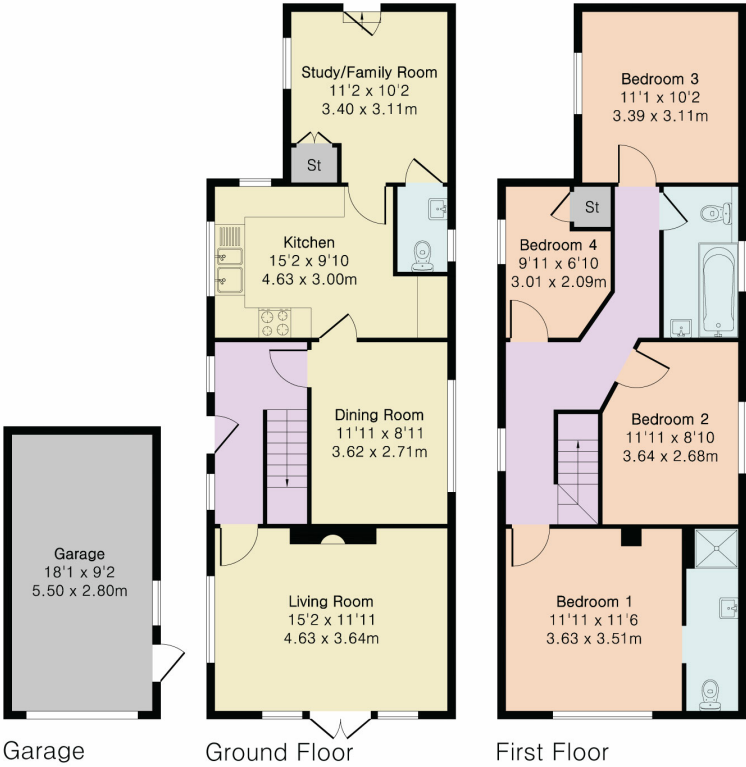


**Approximate Gross Internal Area 1438 sq ft - 133 sq m**

Ground Floor Area 636 sq ft – 59 sq m

First Floor Area 636 sq ft – 59 sq m

Garage Area 166 sq ft – 15 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+)	63	81
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		