



**BarrettMove**





**184A Marlow Bottom, Marlow, Bucks SL7 3PP**  
**Offers in Region of £770,000 - Freehold**

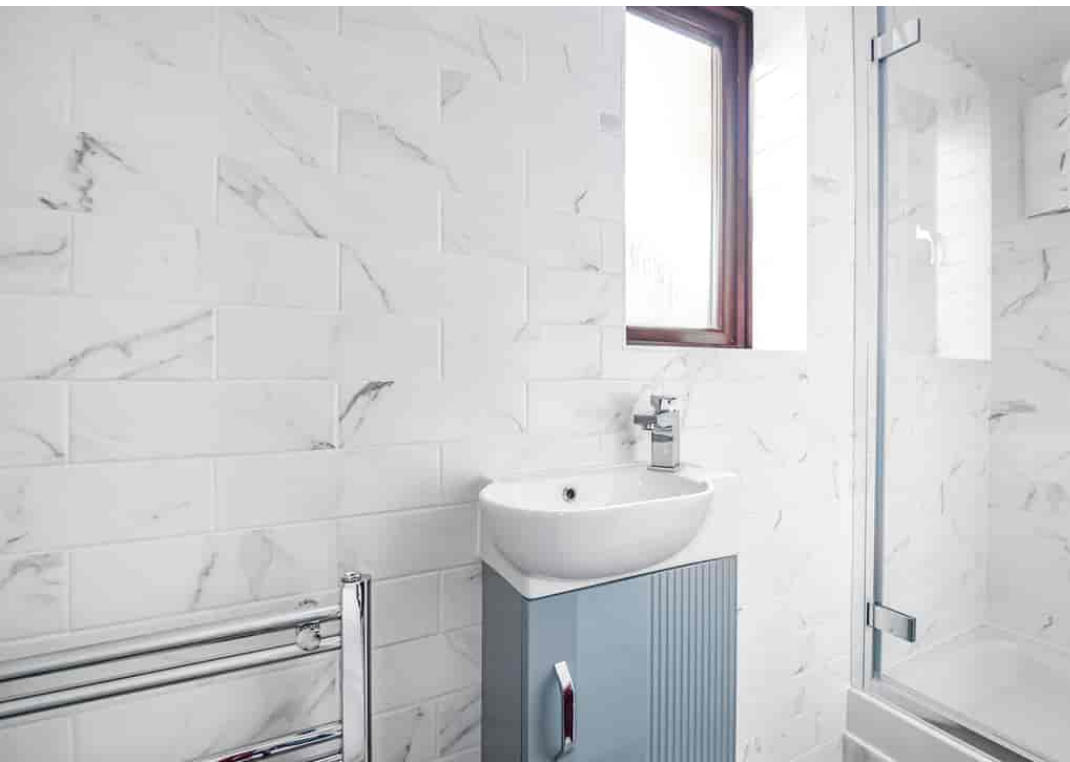


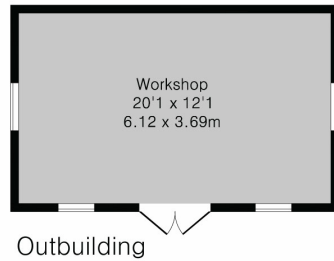
## PROPERTY SUMMARY

Barrett Move presents a spacious 5 bedroom, 3 bathroom detached home with a garden leading to woodland in Marlow Bottom.

## POINTS OF INTEREST

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





### Approximate Gross Internal Area 2017 sq ft - 188 sq m

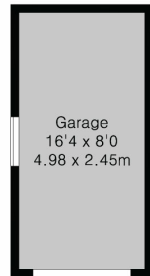
Ground Floor Area 663 sq ft – 62 sq m

First Floor Area 656 sq ft – 61 sq m

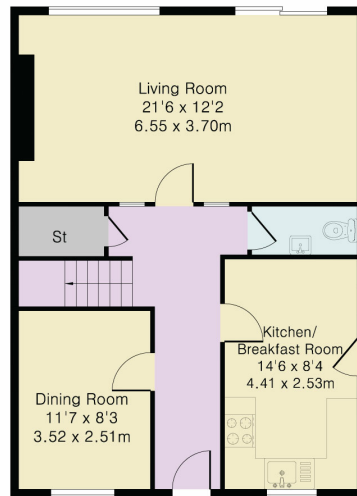
Second Floor Area 324 sq ft – 30 sq m

Garage Area 132 sq ft – 12 sq m

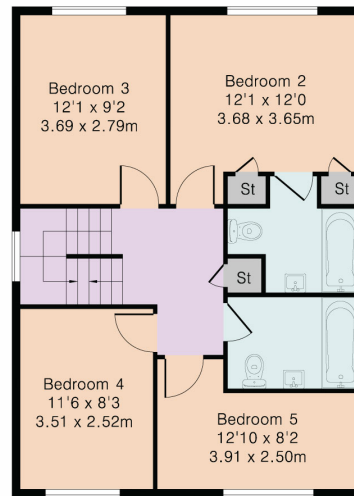
Outbuilding Area 242 sq ft – 23 sq m



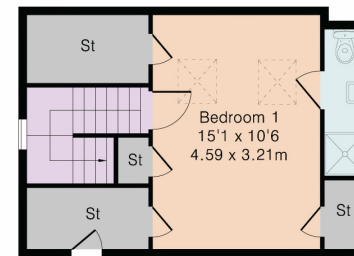
Garage



Ground Floor



First Floor



Second Floor



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+)	<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			
		68	78
England, Scotland & Wales		EU Directive 2002/91/EC	