



**BarrettMove**



**216 Marlow Bottom, Marlow, Buckinghamshire SL7 3PR**  
**£895,000 - Freehold**

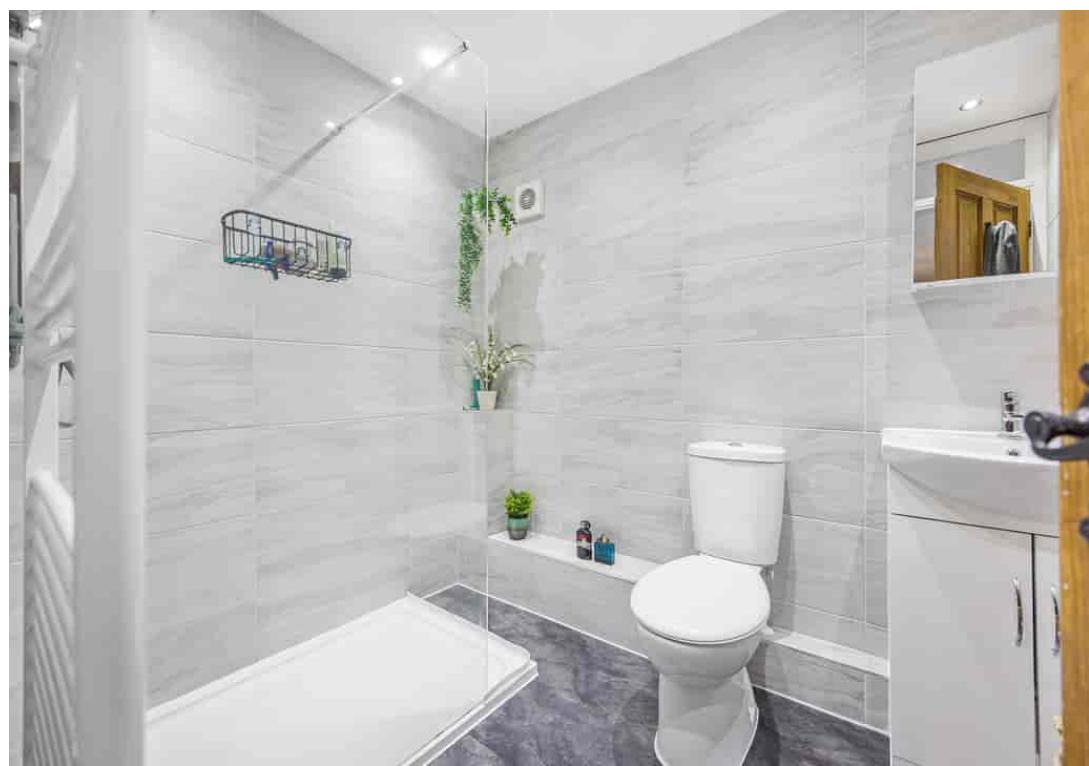


## PROPERTY SUMMARY

Barrett Move is delighted to present this large, four bedroom detached chalet bungalow in Marlow Bottom with a multi-aspect garden with woodland behind.

## POINTS OF INTEREST

- Beautiful extended kitchen diner
- Large dual aspect lounge
- Ground floor bedroom and bathroom
- Flexible accommodation
- Sunny patio area
- Lovely views over the valley
- Garden with access to woodland behind
- Recommended for viewing
- Close to woodland walks
- In catchment for excellent primary and secondary schools



**Approximate Gross Internal Area 1736 sq ft - 161 sq m**

Ground Floor Area 1275 sq ft - 118 sq m

First Floor Area 461 sq ft - 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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>		
(65-80)	<b>C</b>		72
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			