

FOR
SALE



2 New Road, Marlow, Buckinghamshire SL7 3NG

PROPERTY DESCRIPTION

Large, detached, four bedroom house in a convenient location for the coffee shop, restaurant and little parade of shops. Whilst the house would benefit from cosmetic updating it provides a super opportunity for a family to make it their own. Downstairs a large lounge with open fire, separate dining room, well fitted kitchen, additional reception room currently used as a snug but could be a home office or utility room and a downstairs cloakroom that houses the boiler.

Upstairs the master bedroom is light and airy with a refitted ensuite shower room, two further double bedrooms one of which has a lovely vaulted ceiling and a single room that would work as a child's bedroom, nursery or study.

Outside offers a private, south facing garden with large patio and detached single garage with parking for several cars. Council Tax Band: F

LOCATION: The house is set on the corner of New Road and Marlow Bottom Road in a highly convenient location for the village amenities. 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. In catchment for Burford Primary School, excellent secondary schools including



POINTS OF INTEREST



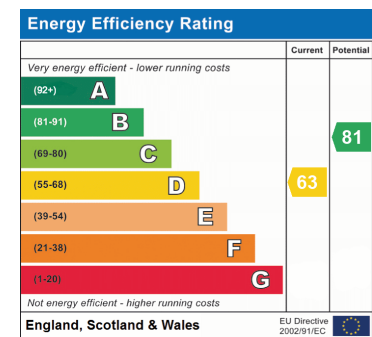
- Opportunity to create a special family home
- Good sized south facing garden
- Large lounge with open fire
- Master bedroom with ensuite
- Two further double bedrooms



- 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, St William Borlase and Great Marlow schools



ROOM DESCRIPTIONS

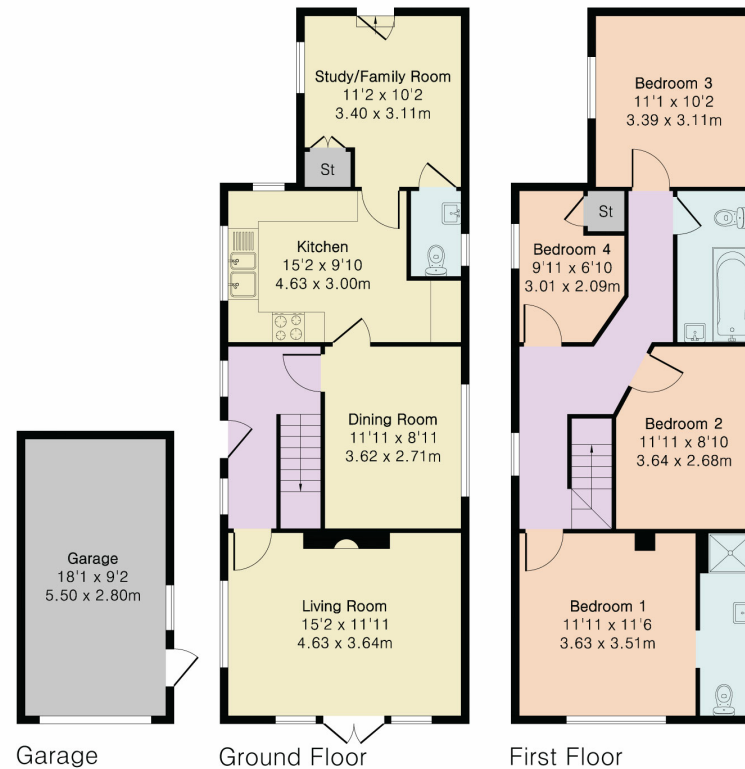


Approximate Gross Internal Area 1438 sq ft - 133 sq m

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.

