



BarrettMove





**4 Badgebury Rise, Marlow, Buckinghamshire SL7 3QA**  
**Guide Price £695,000 - Freehold**



## PROPERTY SUMMARY

Barrett Move presents a three bedroom detached house with a garage and off street parking in Marlow Bottom with no onward chain.

## POINTS OF INTEREST

- \*\*\*\*\*CHAIN FREE\*\*\*\*\*
- In need of updating
- Three bedroom detached house
- Ideal family home
- Potential to extend STPP
- Garage
- Quiet cul de sac in Marlow Bottom
- In catchment for Burford primary, Sir William Borlase and Great Marlow schools
- Close to woodland walks

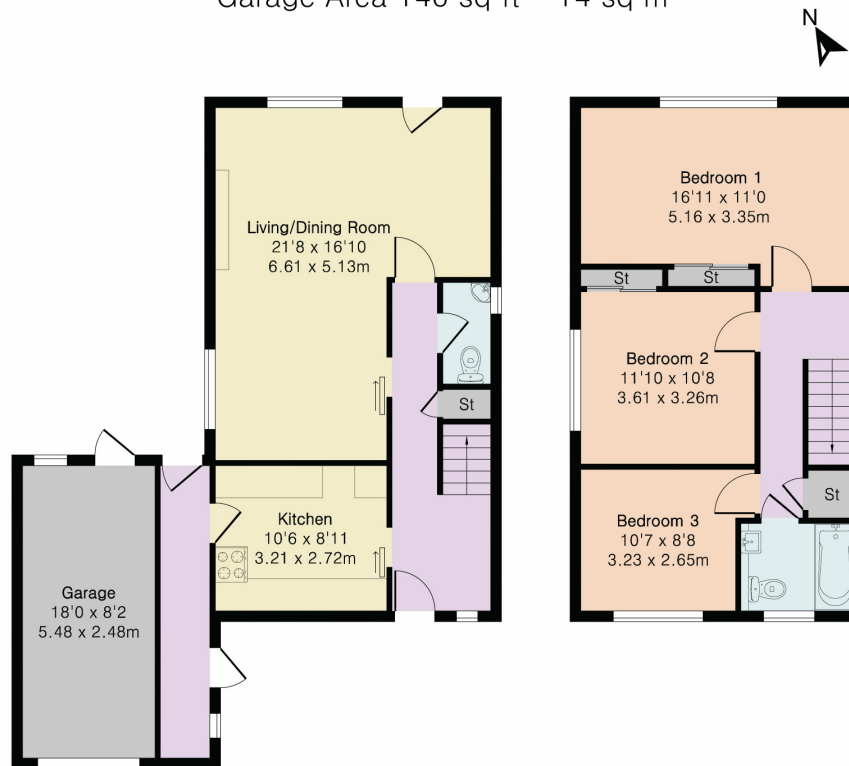


**Approximate Gross Internal Area 1106 sq ft - 103 sq m  
(Excluding Garage)**

Ground Floor Area 582 sq ft – 54 sq m

First Floor Area 524 sq ft – 49 sq m

Garage Area 146 sq ft – 14 sq m



Ground Floor

First Floor



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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	71
(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			