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FOR SALE

VIEWING BY
APPOINTMENT

37

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Barnhill Road
Marlow



Barnhill Road
Marlow
Buckinghamshire
SL7 3EY

- Tenure: Freehold
- Guide Price: £775,000
- Local Authority: BCC
- Council Tax Band: E
- EPC Rating: D



Having been a well loved family home for over 30 years this delightfully extended four bedroom semi-detached property is well worth a visit. With two reception rooms, conservatory and kitchen on the ground floor, three bedrooms, shower room and separate w.c. on the first floor this property also has a master bedroom with en suite on the top floor. One of the really lovely factors of this master suite is the far reaching views over the rear garden and countryside beyond, yet less than 20 minutes walk from the High Street. Nicely decorated throughout this property has a lovely contemporary feel and would suite a growing family. With the addition of a detached garage, car port and large driveway to the side of the property the potential to extend this already spacious home is there for all to see (STPP).

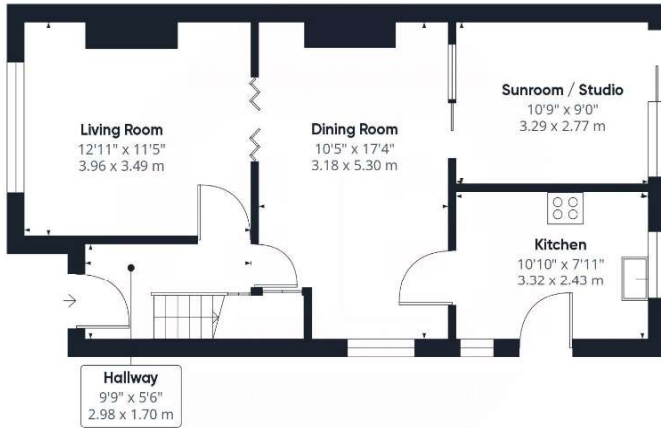
The real WOW factor for us is the large mature gardens stretching up to the open fields to the rear. With flower beds, trees and shrubs this delightful garden has a raised patio area ideal for alfresco dining as well as a second patio area directly outside the conservatory. The conservatory itself is currently a functioning arts and crafts studio but has multiple uses subject to requirements. To the side of the property there is a long driveway offering access to the garage and carport, there is also a front garden with staged flower beds.

Marlow town centre is a thriving and stylish riverside community with a comprehensive range of shops and excellent pubs and restaurants. Nearby Marlow Station has a regular train service to London Paddington via Maidenhead (from 1hr 5 mins) with links to the City of London, further enhanced with the recently opened Crossrail Link from Maidenhead. Access to the M4 and M40 is via the A404(M) and London Heathrow is about 22 miles away.

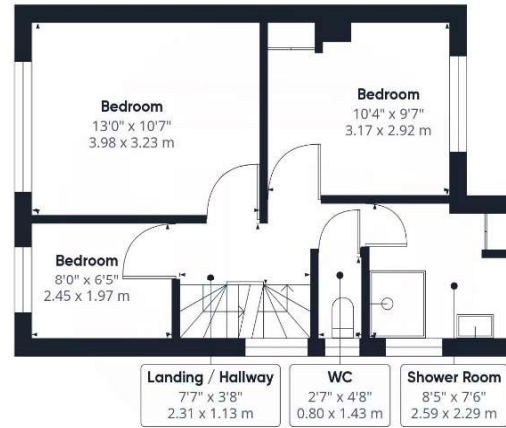
There is a wide range of educational and recreational facilities in the area. Excellent local schools are numerous and include Sir William Borlase in Marlow.

A superb four bedroom semi detached family home with a stunning garden which backs on to open countryside. With further room to extend (STPP) this fabulous property is highly recommended for viewing.

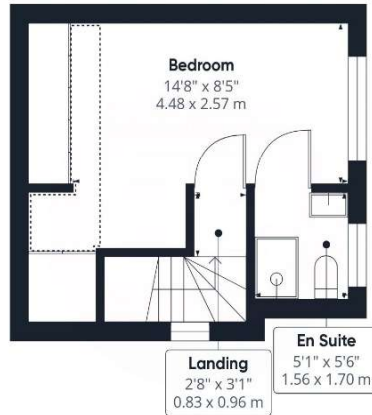




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1385.04 ft²
128.67 m²

Reduced headroom

27.49 ft²
2.55 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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3 Anglers Court, Spittal Street,
Marlow, Bucks, SL7 3HJ



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