



honnors & babingtons

Marlow Road,
Cadmore End

Marlow Road
Cadmore End
Buckinghamshire
HP14 3PP

Guide Price £400,000

A fantastic opportunity to acquire this two-bedroom semi-detached house, occupying a generous plot and offering excellent potential for improvement and development. Planning permission has already been granted for a two storey side and rear extension along with a detached garage creating a 3 bedroom semi-detached home.

Offered to the market with no onward chain and making this an exciting project for developers or a buyer looking to create their dream home.

The property in its current state comprises an open plan living/dining and kitchen area. A shower room is situated on the ground floor. Upstairs there are two double bedrooms.

The outside offers the property a substantial garden and driveway.

Ref. No: 24/07220/FUL



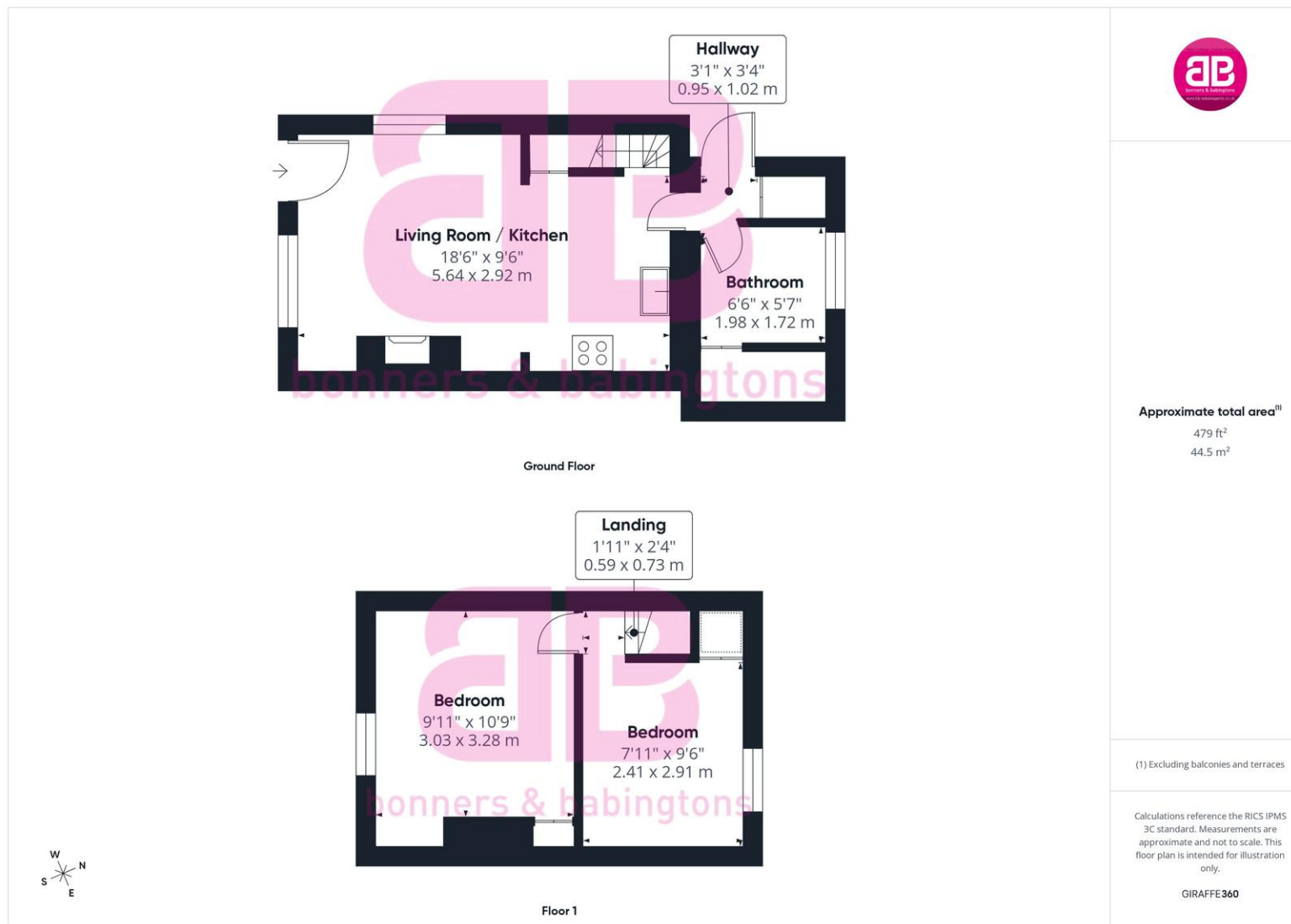


Location
 Nestled in a prime location in the attractive, rural village of Cadmore End, gateway to a multitude of breath-taking Chiltern countryside walks, bridle paths, cycle routes, pubs and restaurants, stands this unique and characterful family home. The area offers a wide array of local services, with the sought-after towns of Marlow (5.4 miles), Henley-on-Thames (9.5 miles) and High Wycombe (6 miles) - popular for its shops and mainline train service to London Marylebone. There is also convenient access to the M40 (for London, Oxford and beyond), and A404 (M4/M25). Cadmore End is in the catchment area for some of the most popular grammar/non-grammar schools and colleges in Marlow, High Wycombe and Henley, with various school buses serving the area.



Council Tax Band - C
EPC Rating - G
Tenure - Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		46
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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

1 Karenza, Wycombe Road, High Wycombe, Buckinghamshire, HP14
3DA

01494 485560

stokenchurch@bb-estateagents.co.uk

