



FORD & PARTNERS

ESTATE AGENTS



7 Beechtree Avenue, Marlow Bottom, Marlow, Buckinghamshire, SL7 3NH



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Guide price £475,000

**** SIMILAR PROPERTIES REQUIRED**** Ford & Partners are pleased to present this three bedroom semi-detached home for sale with no onward chain.

Description

The property has well-proportioned accommodation with three double bedrooms, a large sitting room with beautiful west-facing views across the valley, a separate reception room currently being used as a study which shares the same view, a kitchen / diner with access straight into the rear garden, a family bathroom situated on the first floor, a cloakroom and an integral garage.

The rear garden is a good size with a secluded patio and a large area laid to lawn. The driveway can accommodate two cars with additional space in the garage.

Situation

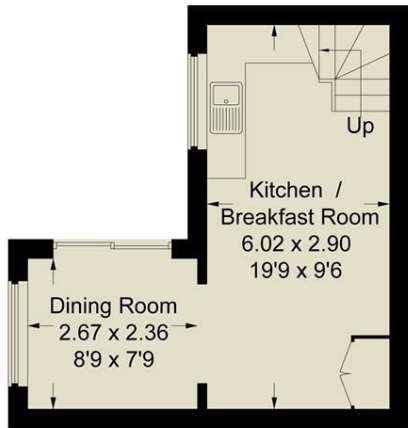
Beechtree Avenue is in Marlow Bottom, less than 0.2 miles to local shops and services in Marlow Bottom, including convenience stores, butchers, dentist, chemist, hairdressers and a restaurant. Burford Primary School is just a short walk away on the Marlow Bottom Road. Marlow town is approximately three miles away and offers vast local amenities, including independent and high street shops, supermarkets, post office, hairdressers, eateries and picturesque walks along the riverside. Marlow also benefits from great transport links to London Paddington via Maidenhead by way of train and easy access to the M4 and M40 a short drive away.

There are a range of local recreational facilities including golf at Harleyford & Temple golf clubs, rowing at Marlow Rowing Club, cricket clubs and Court Garden Leisure Complex with a gym and pool. The property is well served for local schools of all ages, including Sir William Borlase Grammar School, Church of England Infant School, Spinfield and Great Marlow Secondary. The property is also in catchment for John Hampden Grammar School and Wycombe High Grammar School.

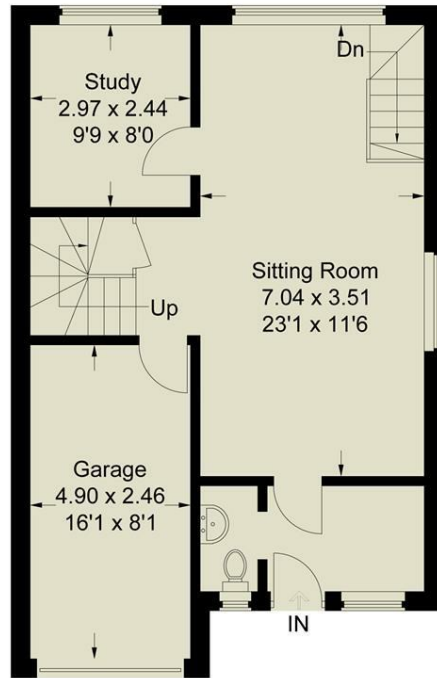


Floor Plans

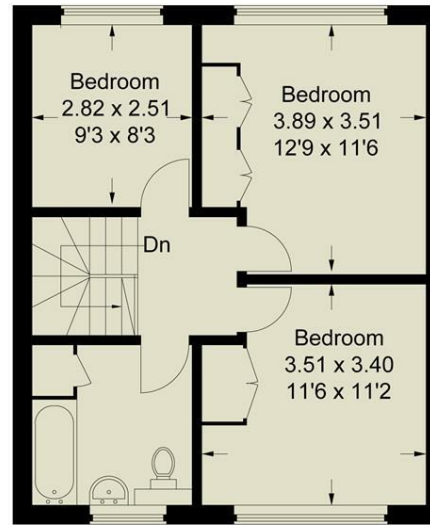
Approximate Gross Internal Area
 Lower Ground Floor = 23.9 sq m / 257 sq ft
 Ground Floor = 57.5 sq m / 619 sq ft (Including Garage)
 First Floor = 46.1 sq m / 496 sq ft
 Total = 127.5 sq m / 1,372 sq ft



Lower Ground Floor



Ground Floor

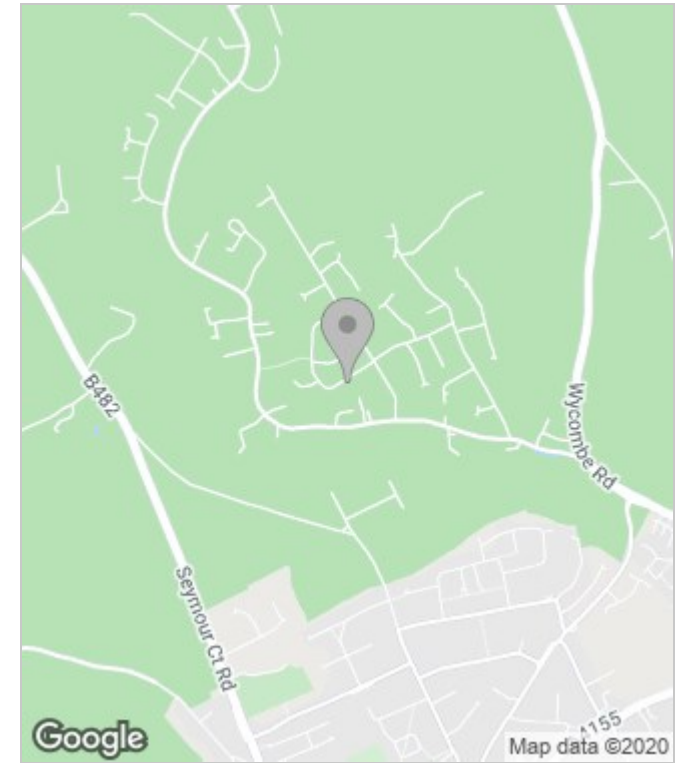


First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Area Map



Energy Performance Graph

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		