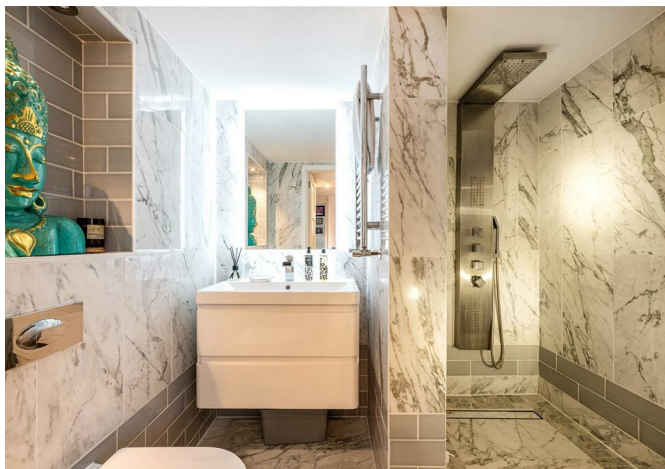


# Fords.

SALES | LETTINGS | NEW HOMES



Beechtree Avenue Marlow SL7 3NH



Beechtree Avenue Marlow SL7 3NH

**£850,000**

UNDER OFFER - MORE PROPERTIES REQUIRED! A beautifully presented and spacious four/five-bedroom detached family home, ideally located on a sought-after residential street in Marlow Bottom.

## Description

Upon entering through the recently installed composite front door, you're welcomed into a bright central hallway with a stunning view of the neighbouring woodland framed by the sitting room ahead. From the sitting room, you'll find access to the principal bedroom featuring a stylishly refitted en-suite, as well as a versatile study or fifth bedroom—perfect for guests or home working.

Upstairs, the first floor offers three generous double bedrooms and a luxuriously refurbished family bathroom, complete with a double vanity unit, premium brass fittings, a shower mixer, and an illuminated wall-mounted mirror.

The heart of the home lies on the lower ground floor, where a beautifully renovated open-plan kitchen and dining area creates an inviting space for family life and entertaining. The kitchen features a range cooker with dual extractor fans, integrated microwave and dishwasher, and space for an American-style fridge freezer. Sliding doors open directly onto a south-facing decked terrace, perfect for alfresco dining, with steps leading to the well-maintained lawn. This level also includes a separate utility room with side access, a home gym, and a thoughtfully designed shower room.

Externally, the home enjoys landscaped front and rear gardens. The south-facing rear garden is a private oasis—ideal for entertaining—while the front garden, enhanced by charming cherry blossom trees, offers driveway parking for three vehicles and excellent kerb appeal.

## 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.

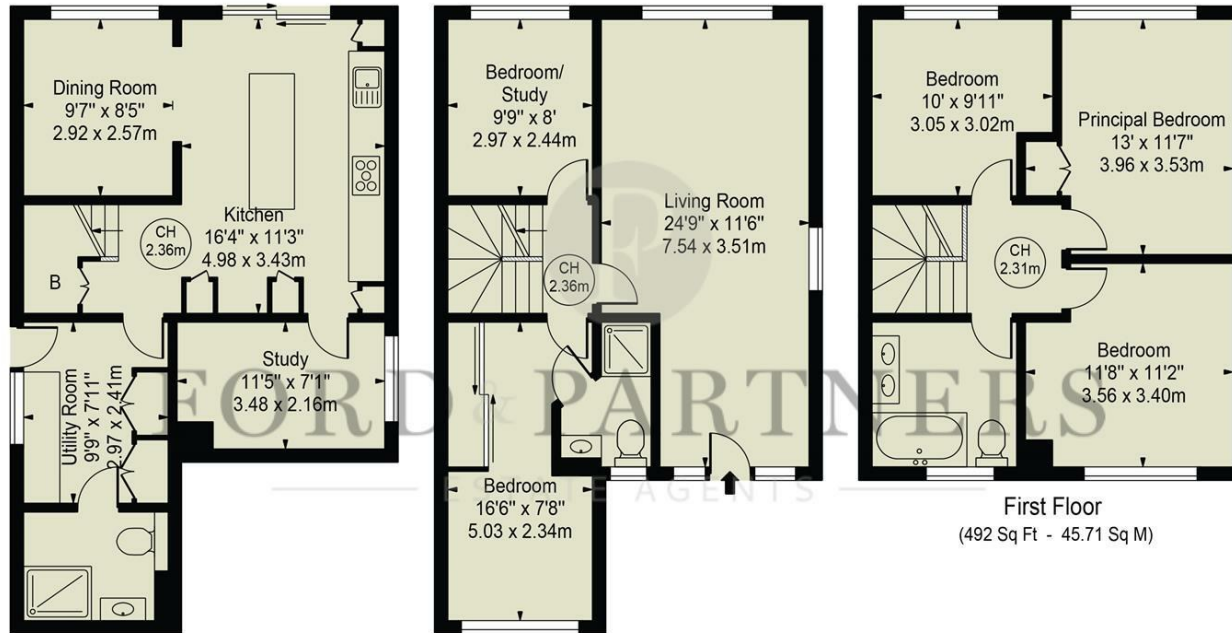


# Floor Plans

# Area Map

## Beechtree Avenue

Approx. Gross Internal Area 1597 Sq Ft - 148.37 Sq M



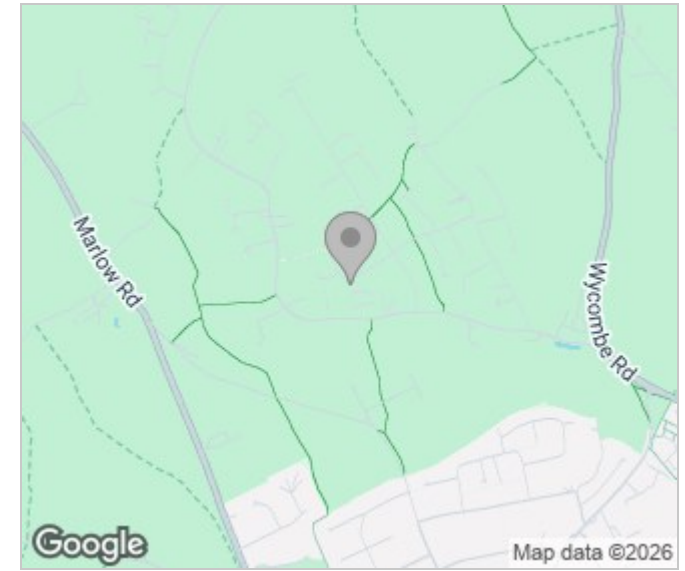
Lower Ground Floor  
(542 Sq Ft - 50.35 Sq M)

Ground Floor  
(563 Sq Ft - 52.30 Sq M)

First Floor  
(492 Sq Ft - 45.71 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	