



HUNT & NASH

Est. 1938

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# 49 Westhorpe Park, Little Marlow Buckinghamshire SL7 3RH

**PARK HOME IN THE HEART OF THIS POPULAR RESIDENTIAL PARK  
TWO BEDROOMS: BATHROOM: GAS CENTRAL HEATING  
FRONT ASPECT SITTING ROOM WITH OPEN PLAN KITCHEN  
CONSERVATORY: MATURE GARDEN: POPULAR LOCATION  
IN NEED OF UPDATING: NO ONWARD CHAIN  
COUNCIL TAX BAND A: SITE FEES APPLY**



## Description

A detached park home on a generous plot that is located in the heart of this ever so popular residential park, now in need of updating but offered to the market with no onward chain

The accommodation comprises of a full width sitting room to the front opening into the kitchen area that is fitted with a range of wall and base units. There are two bedrooms, both with fitted wardrobes, and the larger bedroom also has a door that leads into the bathroom. The bathroom can also be accessed from the inner hall. Attached to the side of the property, and used as the entrance, is a conservatory and there is a patio area and gardens to all sides of the property.

There are annual site fees and these are currently £164.60 per month.

Marlow High Street is a short drive away, offering an excellent range of shopping, social and sporting facilities. Marlow has a railway station with train service to Paddington via Maidenhead and the M4 (J8/9) and M40 (J4) motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

### HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

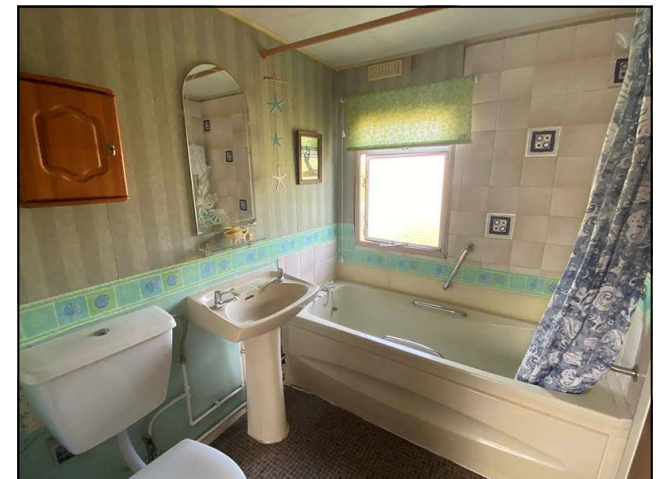
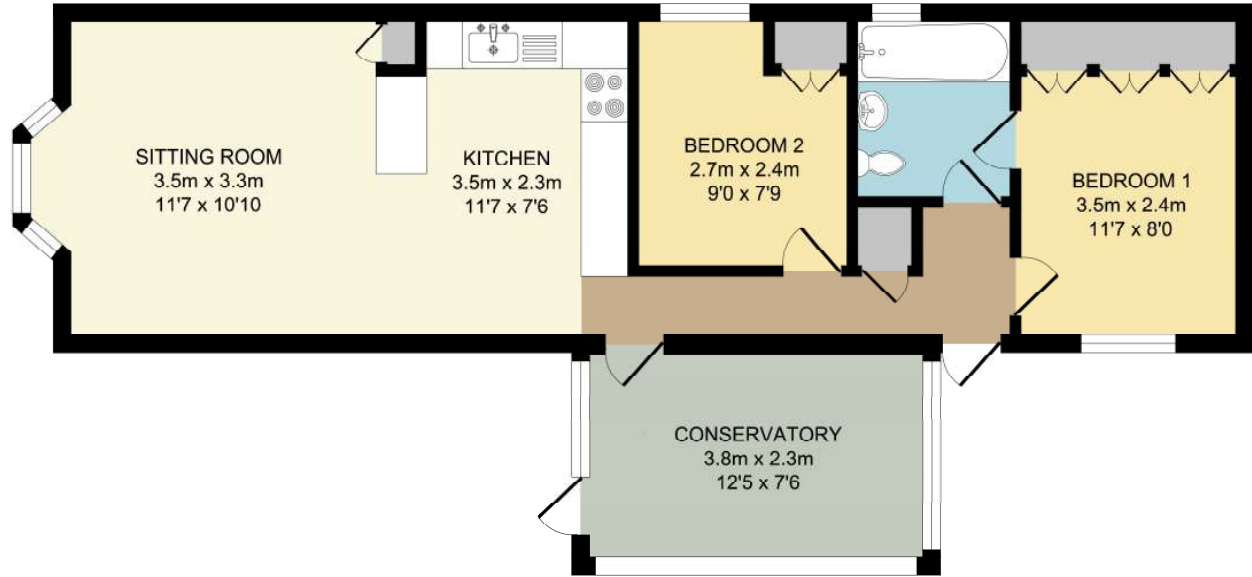
## GUIDE PRICE . . . £175,000 . . . TENURE TBC

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568 Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)





**Note:** These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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