



HUNT & NASH

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# 8 Newfield Way, Marlow Buckinghamshire SL7 1PW

**THREE BEDROOM FAMILY HOME: DOUBLE BEDROOMS  
SPACIOUS RECEPTION ROOM: FITTED KITCHEN: CLOAKROOM  
STYLISH DÉCOR: QUIET CUL DE SAC: CLOSE TO TOWN CENTRE  
DRIVEWAY PARKING: INTEGRAL GARAGE  
EPC RATING D**



A spacious three double bedroom semi detached family home within a short level walk of Marlow town centre on a corner plot in a quiet cul de sac with allotments at the end of the road.

The property is tastefully decorated throughout and the generous accommodation is approached by an entrance hall with an internal door into the garage and a further door leading to the living area. This reception room enjoys a double aspect to the front and rear with wood effect flooring and sliding patio doors to the rear garden. From the dining area there is an opening into the kitchen allowing plenty of natural light to flow through both areas and the kitchen is fitted with a range of matching wall and base units with space for the usual appliances. A recent addition to the ground floor is the installation of a cloakroom with wash hand basin and WC.

On the first floor there are three double bedrooms with large windows and ample light and there is a spacious bathroom fitted with a 4 piece white suite comprising of a walk in shower cubicle, corner bath, wash hand basin and WC.

Outside there is wall rear garden and gardens to the front and side plus driveway parking and an integral single garage.

Newfield Way is located within half a mile level walk of Marlow High Street offering an excellent range of shopping, social and sporting facilities and various bars, cafes and restaurants. The town itself sits on the banks of The River Thames and has a railway station with a train service to Paddington via Maidenhead. 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.

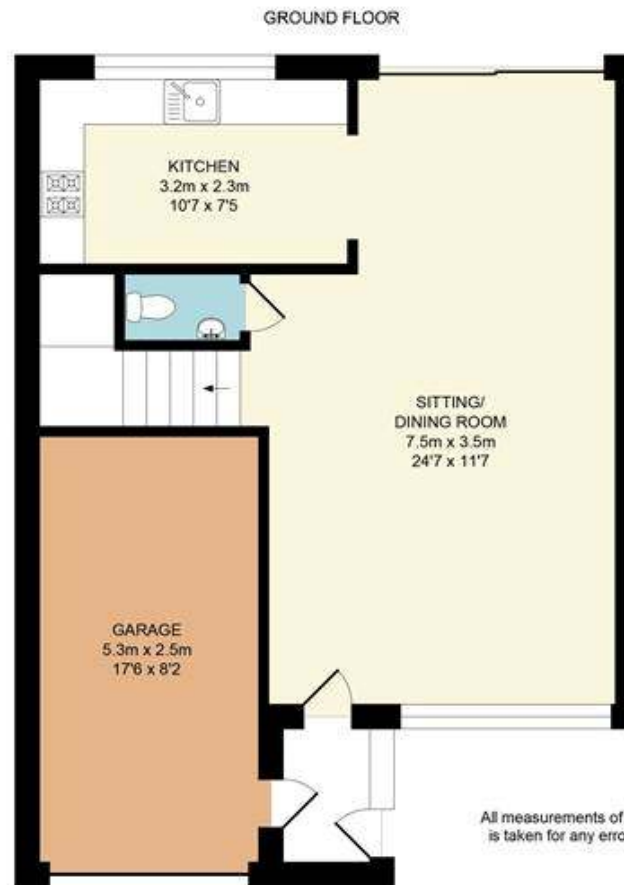
**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

## GUIDE PRICE . . . £495,950 . . . FREEHOLD

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

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Viewing By Appointment  
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TOTAL APPROX. FLOOR AREA 85.0 SQ.M. (915 SQ.FT.)  
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)



Travel time by Rail (from Marlow Station) Maidenhead - 23 mins | Reading - 40 mins | London Paddington - 55 mins







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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