



HUNT & NASH

Est. 1938

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3 Holland Road, Marlow Buckinghamshire SL7 1LH

**TWO/THREE BEDROOM DETACHED BUNGALOW: OPEN PLAN LIVING SPACE
MODERN KITCHEN: MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE
SECOND DOUBLE BEDROOM: FAMILY BATHROOM: STUDY/BEDROOM 3
DELIGHTFUL LANDSCAPED REAR GARDEN: OFF ROAD PARKING
EPC RATING D: COUNCIL TAX BAND E**



A superbly presented two/three bedroom detached bungalow in a quiet no through road within a level walk of the high street and train station and offered for sale with immediate vacant possession and no onward chain.

The property has been extended at the rear and remodelled internally to provide well planned accommodation including a modern open plan kitchen area opening into a full width living space with doors out to the rear garden. The kitchen is fitted with a range of matching wall and base units above and below wooden worktops with integrated appliances including an eye level stainless steel oven, grill and microwave.

The master bedroom enjoys a front aspect and benefits from a fitted dressing room that leads to an en suite shower room fitted with a modern white suite and large walk in shower. There is an adjacent second double bedroom with a re fitted bathroom opposite the entrance hall.

To the front of the bungalow is a gravelled driveway providing off road parking for two vehicles. Side access leads past the front door to the delightful landscaped rear garden that is well stocked with a variety of mature trees and shrubs. There are paved and gravelled areas providing plenty of shelter and privacy. There is a wooden summerhouse and a garden shed.

Holland Road is located within about 3/4 of 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

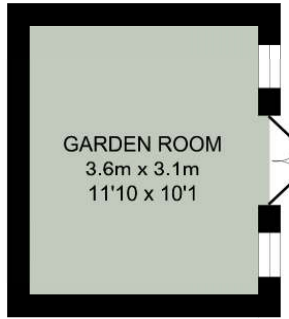
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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

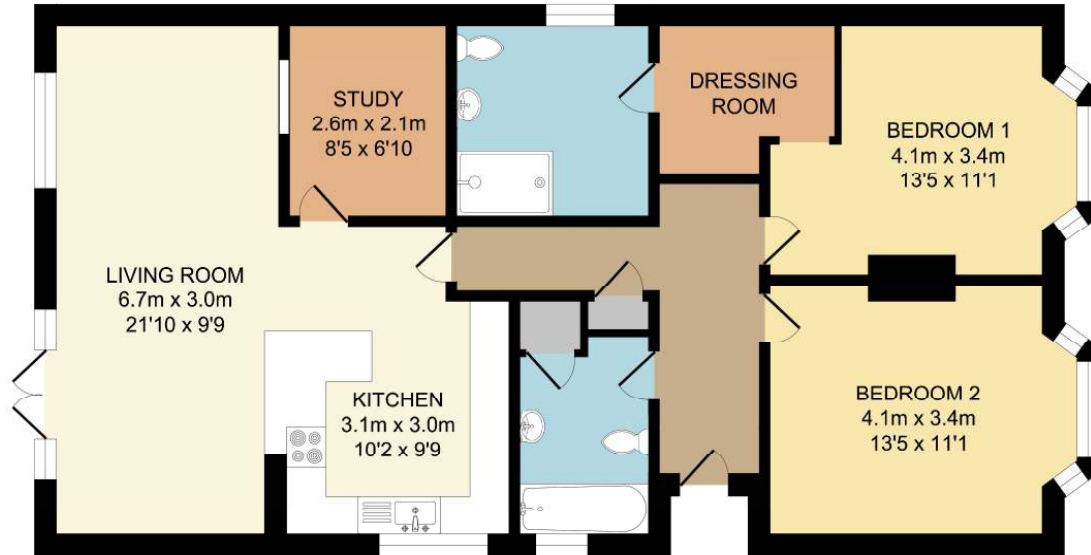
GUIDE PRICE . . . £625,000 . . . FREEHOLD

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



TOTAL APPROX. FLOOR AREA 87.5 SQ.M. (942 SQ.FT.) EX. OUTBUILDING
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





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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