



1 Pump Lane North, Marlow Buckinghamshire SL7 3RD

**CHARMING TWO DOUBLE BEDROOM COTTAGE OPPOSITE FARMLAND
SEMI RURAL NO THROUGH ROAD
TWO RECEPTION ROOMS WITH WOOD BURNING STOVES
FITTED KITCHEN: GROUND FLOOR BATHROOM: CONSERVATORY
OFF ROAD PARKING: GENEROUS REAR GARDEN: NO ONWARD CHAIN
COUNCIL TAX BAND D: EPC RATING D**



A delightful former farm workers cottage on the outskirts of Marlow, down a semi rural no through road, that is presented to the market in good condition and benefits from having no onward chain.

The front door opens directly into the sitting room with a welcoming wood burning stove. There is a second reception room, again with a wood burning stove, a fitted kitchen with access to a conservatory and there is also a ground floor bathroom.

On the first floor there are two double bedrooms to the front and rear.

The property from gas central heating a double glazed windows. There is a generous part walled rear garden, laid mainly to lawn, with mature flower and shrub borders and patio areas for al fresco dining. To the front of the property is off road parking.

* Please note this cottage is not on mains drainage and there is a septic tank in the rear garden that is shared with next door.

Pump Lane North is located within about one mile 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

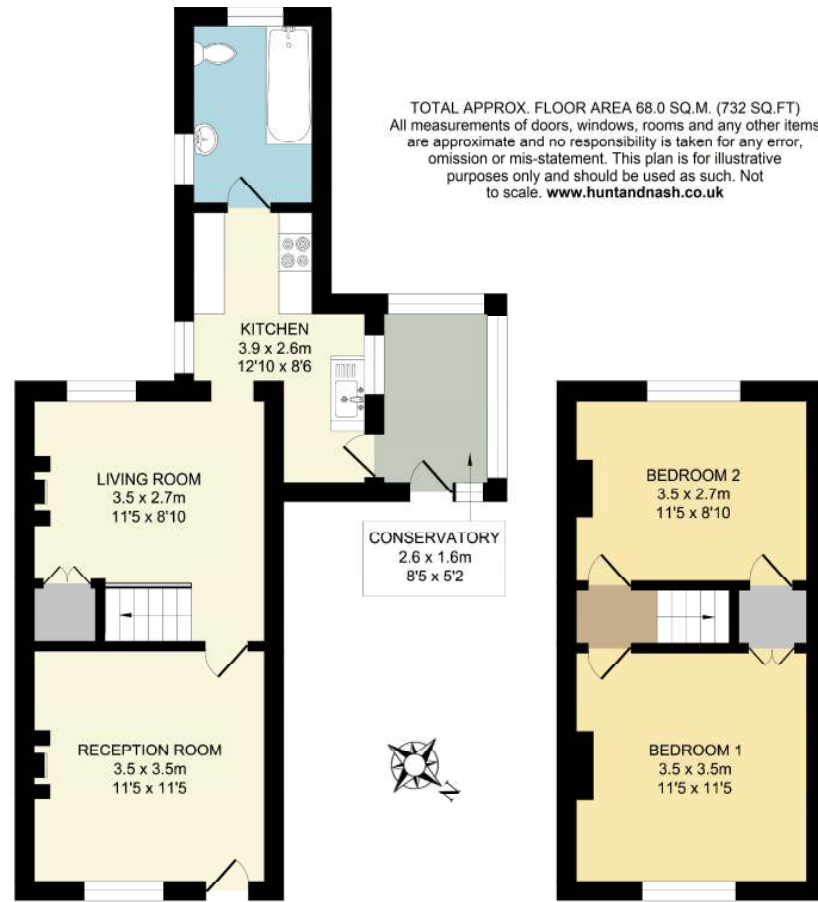
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

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 . . . £475,000 . . . 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 68.0 SQ.M. (732 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



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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