

# DETACHED BUNGALOW WITH POTENTIAL FOR REDEVELOPMENT (STPP) **FOR SALE**



**Site of 1.2 acres**

2,839 sq ft Gross Internal Area (including garage and orangery/conservatory)

Acres View

**Bovingdon Green**

Bucks

SL7 2JL

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

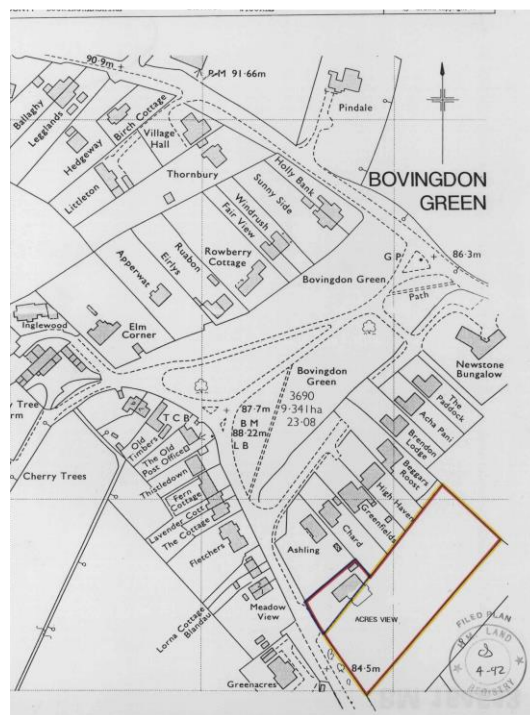
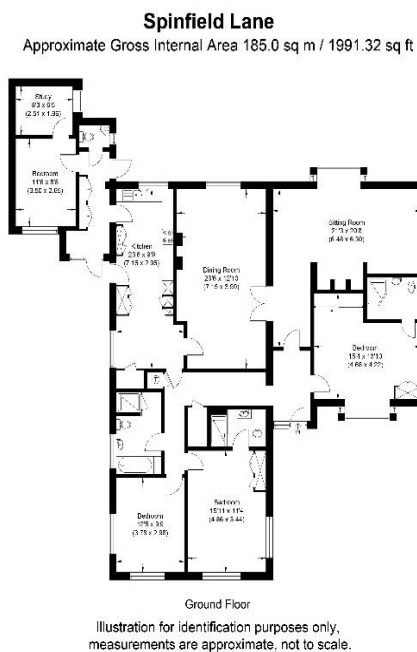
The property is situated in an extremely desirable residential location close to the centre of Bovington Green. It is located in the Green Belt and in an area of Outstanding Natural Beauty and with easy walking distance of the Royal Oak. Marlow town centre is within approximately 1 mile of the property. Marlow has a branch line train station giving access to nearby Maidenhead on the GWR line to Paddington and also the Crossrail service. Amersham tube station is within approximately 14 miles. Private and state schooling is nearby to include Sir William Borlase's Grammar School and Wycombe Abbey.

## Description

Acres View is a substantial detached four bedroom bungalow situated within excess of an acre of well-maintained mature gardens. It benefits from an in and out drive and large double garage. The property has been well maintained and benefits from a modern fixtures and fittings. It offers exceptional potential for redevelopment and alterations. (STPP).

## Accommodation

The accommodation consists of kitchen, dining room, living room, master bedroom with en suite shower room, second bedroom with en suite shower room, two further bedrooms, family bathroom, WC, study. Separate orangery/conservatory in garden approximately 42.42 sq m (444 sq ft) and double garage approximately 37.5 sq m (404 sq ft).



## EPC

The property has a D EPC rating

## Method of Disposal

The property is to be sold by way of informal tender and all offers are to be made on an unconditional basis. Offers should be received by 12 noon on Friday 22<sup>nd</sup> July 2022 either in writing to the offices of Kempton Carr Croft or by email to [Malcolm.kempton@kemptoncarr.co.uk](mailto:Malcolm.kempton@kemptoncarr.co.uk)

Our clients do not undertake to accept the highest or indeed any of the offers received.

## Viewing

Viewings are to be accompanied by Kempton Carr Croft and strictly by prior appointment only.

Kempton Carr Croft

Chatsworth House

29 Broadway

Maidenhead SL6 1L

## Viewing and further information

**Malcolm Kempton**

[malcolm.kempton@kemptoncarr.co.uk](mailto:malcolm.kempton@kemptoncarr.co.uk)

07770953844 or 01628 771221

