



138 OXFORD ROAD, MARLOW
OIRO £900,000 FREEHOLD

am ANDREW
MILSON

**138 OXFORD ROAD
MARLOW
BUCKS SL7 2NT**

**OFFERS INVITED IN THE REGION OF
£900,000 FREEHOLD**

Occupying a particularly convenient position within a short level walk of the town centre, this deceptive detached chalet style house has good sized accommodation tucked away behind brick walls. There is planning permission to substantially extend the existing accommodation to approximately 2350 sq ft plus a double garage.

**GARDENS: PRINCIPAL SUITE OF BED,
DRESSING & SHOWER ROOM:
TWO FURTHER DOUBLE BEDROOMS:
BATHROOM: SHOWER ROOM:
SITTING ROOM: DINING ROOM:
23' KITCHEN/BREAKFAST ROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZING: DOUBLE GARAGE.**

TO BE SOLD: this detached chalet style house enjoys versatile accommodation tucked away behind high brick walls. The house is within level walking distance of Marlow town centre with an excellent range of shopping, sporting and social facilities and is within the popular Spinfield Primary School catchment as well as being within a short walk of Sir William Borlase's Grammar School. Marlow has a railway station with train service to Paddington, via Maidenhead, which will link to Crossrail soon and the M4 and M40 motorways are readily accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

The deceptive accommodation includes the benefit of a ground floor bedroom and shower room suite although the house is equally suited to family or retirement purchasers. For those seeking a larger home there is consent (17/07995/CLP - amended) to increase to some 2350 sq ft plus a new double garage. The existing accommodation is arranged on two floors as follows:

ENTRANCE PORCH with leaded light double glazed front door and side light to

ENTRANCE HALL with radiator, coved ceiling, central heating thermostat, glazed door to



SITTING ROOM: about 19'8 x 12'1 (5.99 x 3.68m) with attractive brick fireplace, four wall light points, double glazed leaded light double doors opening to Garden, television aerial point, dado rail, two radiators and dimmer light switch.

DINING ROOM: about 15'6 x 11'9 max (4.72 x 3.58m) with stairs to First Floor, radiator.



TRIPLE ASPECT KITCHEN/BREAKFAST ROOM: about 23' x 10' max (7.01 x 3.05m) with a pair of bay windows, leaded light door to Garden, extensive laminated work surface with single drainer stainless steel sink unit inset, space and plumbing for washing machine and tumble dryer, ample base units, Belling five plate gas hob with cooker hood over, range of tall base units incorporating oven and integrated fridge, breakfast bar, radiator, telephone point, tiled splash backs.



PRINCIPAL SUITE OF BEDROOM ONE: about 11'11 x 10'8 (3.63 x 3.25m) including bay window to front, radiator, arch to **DRESSING AREA** with triple fitted wardrobes, part shelved, sliding doors, radiator and door to

SHOWER ROOM ENSUITE with wash basin in vanity unit with cupboards under, low level w.c., large shower cubicle, extractor fan, radiator, inset lighting, extractor.

FAMILY BATHROOM with tiled panel enclosed bath, pedestal wash basin, low level w.c., fully tiled walls, radiator, shower cubicle (disused?).

FIRST FLOOR

LANDING with doors off to

BEDROOM TWO: about 15'2 x 11'7 (4.62 x 3.53m) with radiator, deep walk in wardrobe/storage.

BEDROOM THREE: about 11'8 x 10'5 (3.56 x 3.17m) with radiator, inset lighting, large airing cupboard with the Megaflo pressurised hot water tank and recently installed gas fired central heating boiler, eaves cupboards.

SHOWER ROOM with pedestal wash basin, low level w.c., radiator, electric shaver point, fully tiled shower cubicle, extractor fan.

OUTSIDE

The house is approached off Oxford Road with drive in leading via an impressive pair of wrought iron gates to an extensive tarmac parking area with pavior hardstanding beyond

giving space for three or four cars and access to the **DETACHED DOUBLE GARAGE** about 18'5 x 15'3 (5.61 x 4.65m) with electrically operated up and over door, light, power, personal door. There is also pedestrian gate with path leading to the front door flanked by flower, shrub and tree borders.



The **REAR GARDEN** has a width of about 45' (13.72m) and is mainly laid to lawn with raised flower and shrub borders the whole well

enclosed and screened by high brick walls with climbing plants.

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EPC BAND: D

VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you on your inspection.

DIRECTIONS: from our Marlow office turn left at the top of the High Street into West Street and first right, in front of Platt's Garage, into Oxford Road. 138 will be seen after a few hundred yards on the right hand side.

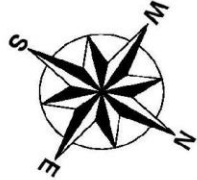
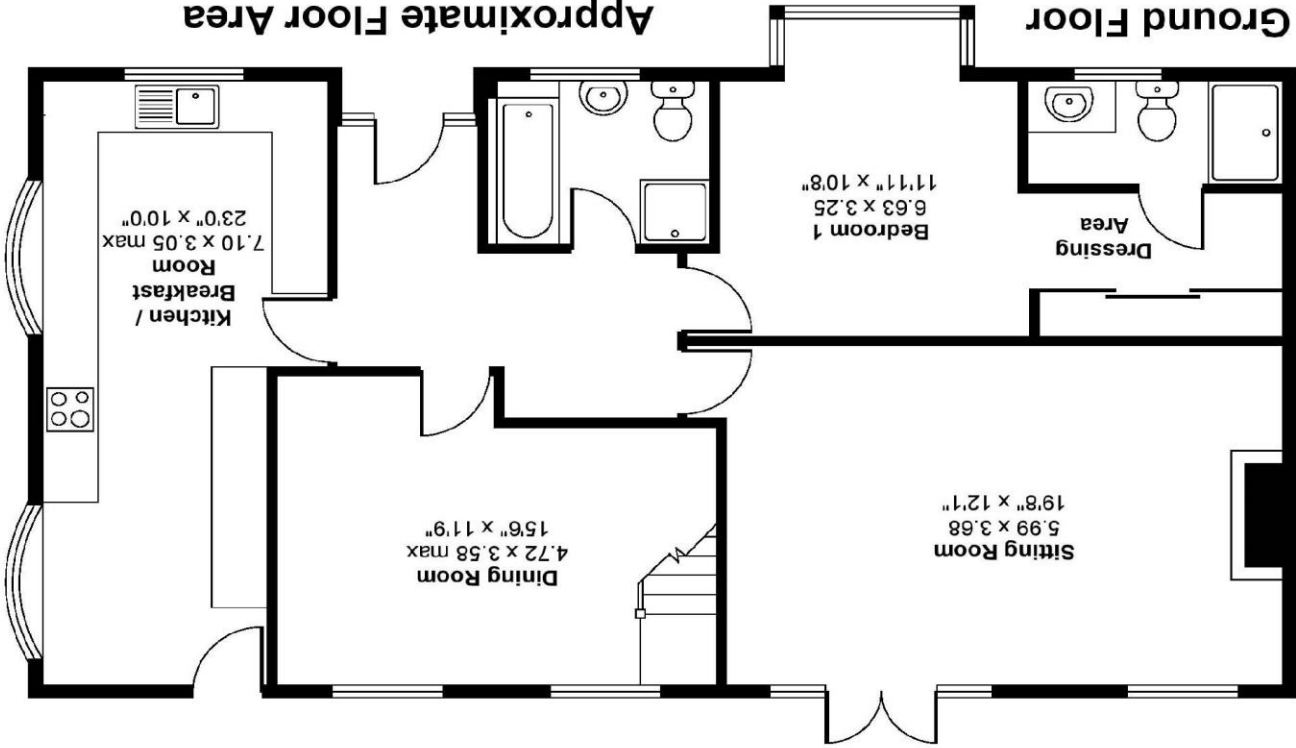
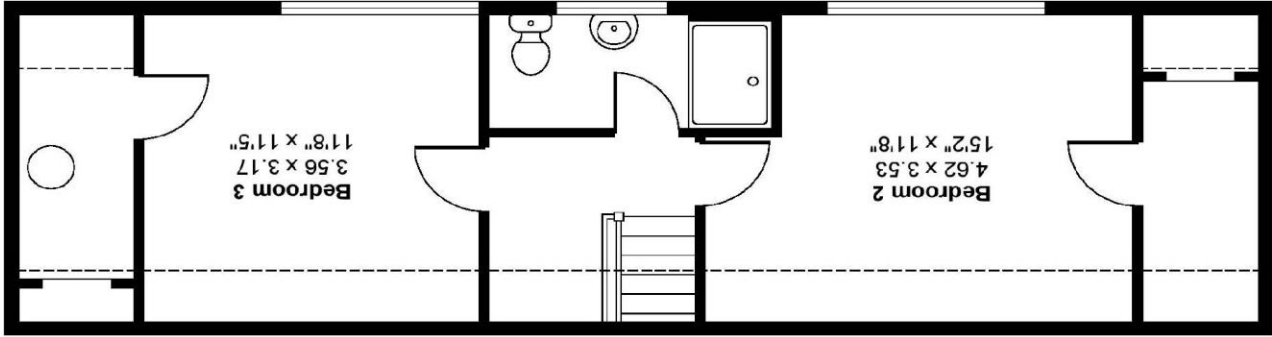
MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

NOT TO SCALE



Approximate Floor Area
142.29 sq m - 1532 sq ft
(Gross Internal)