



**116 WYCOMBE ROAD, MARLOW**  
**PRICE: £725,000 FREEHOLD**

**am** ANDREW  
MILSOM



**116 WYCOMBE ROAD  
MARLOW  
BUCKS SL7 3JD**

**PRICE: £725,000 FREEHOLD**

Situated on the outskirts of Marlow within easy reach of open countryside, a particularly spacious detached chalet home on a mature south facing plot.

**50' SOUTH FACING REAR GARDEN:  
TWO DOUBLE BEDROOMS:  
ENSUITE BATHROOM: SHOWER ROOM:  
LIVING ROOM: DINING ROOM:  
CONSERVATORY: KITCHEN: GAS  
CENTRAL HEATING: CAR PORT:  
DOUBLE GLAZING: DRIVEWAY  
PARKING: 18' x 13' GARAGE:  
NO ONWARD CHAIN.**

**TO BE SOLD:** this mature detached chalet home has been extended to provide surprisingly spacious accommodation set in a mature residential area and has consent for raising the roof and roof extensions to create a two storey home if required. An internal inspection will reveal light and good sized rooms that provide adaptable living. Outside are pleasant gardens to front and rear, ample off street parking and a larger than average garage Marlow High Street with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington via Maidenhead with links to Crossrail soon. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:

**ENTRANCE PORCH** double glazed door, quarry tiled floor, double glazed front door to

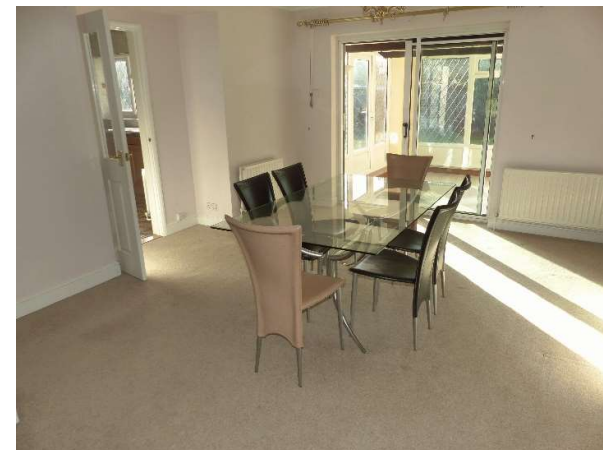
**ENTRANCE HALL** radiator, wall thermostat, mirror fronted wardrobe.

**KITCHEN:** 14'2 x 8'10 (4.32 x 2.69m) range of oak wall and base units, granite style working surfaces, one and a half sinks, single drainer and mixer tap, space and plumbing for washing machine and space for tumble drier, Belling double oven with hob and cooker hood, larder cupboard with Vaillard combination gas boiler, radiator, tiled floor and wall surrounds, panelled ceiling, door to Garage and door to dining room.



**CONSERVATORY:** 11' x 10'8 (3.35 x 3.25m) double glazed and leaded light panels with double glazed door to outside, tiled floor, radiator, two ceiling beams, double glazed double doors to:

**DINING ROOM:** 13' x 11'10 (3.96 x 3.61m) with two radiators, spiral staircase to First Floor, opening to Living Room, coved ceiling, ceiling rose and wide opening to Living room..



**LIVING ROOM:** 17'2 x 11'10 (5.23 x 3.61m) with attractive bay window with tiled sill, ceiling rose, coved ceiling, attractive granite fireplace with fitted electric fire with glass surround, radiator.



**BEDROOM TWO:** 17'5 x 9' (5.31 x 2.74m) with attractive bay window with deep sill, two radiators.

**SHOWER ROOM** refitted with white suite of large corner shower with thermostatic control,

overhead rose and hand held attachment, wash basin set in vanity unit, tiled floor and wall surrounds, mirror, recess spot lighting, extractor fan, low level w.c., heated towel rail.

**FIRST FLOOR LANDING** with eaves storage, fitted shelf, Velux roof light and door to



**BEDROOM ONE:** 13'4 x 12'4 (4.06 x 3.76m) fitted wardrobes to one wall, radiator, panelled ceiling, three wall light points, wall thermostat and door to bathroom



**ENSUITE BATHROOM** with white roll top bath with mixer tap and shower attachment, low level w.c., wash basin set in vanity unit with tiled walls surrounds, tiled floor, eaves storage, heated towel rail.

## OUTSIDE



**THE FRONT GARDEN** is 42ft in depth, well screened and is approached over a private road servicing three properties. It includes a wide driveway with hard standing, a shaped lawn area, herbaceous beds and borders, panelled fencing, rockery and **CAR PORT** with lighting.

**GARAGE:** 18'3 x 13'4 (5.56 x 4.06m) with personal door, up and over door, vaulted ceiling with roof light, useful loft storage and double glazed door to outside.

**THE REAR GARDEN** is a feature being south facing, approximately 50' (15.24m) in depth and includes a raised flagstone patio with outside tap, lighting and steps down to a large expanse of shaped lawn with conifer hedgerow, well stocked flower and shrub beds and a **GARDEN SHED**.

**M8100321**

**EPC BAND: C**



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

**DIRECTIONS:** from our Marlow High Street office proceed to the obelisk and turn right into Spittal Street over the roundabout into Chapel Street and left into Wycombe Road. No 116 is on the right after Bobmore Lane and before The Redgrave Centre.

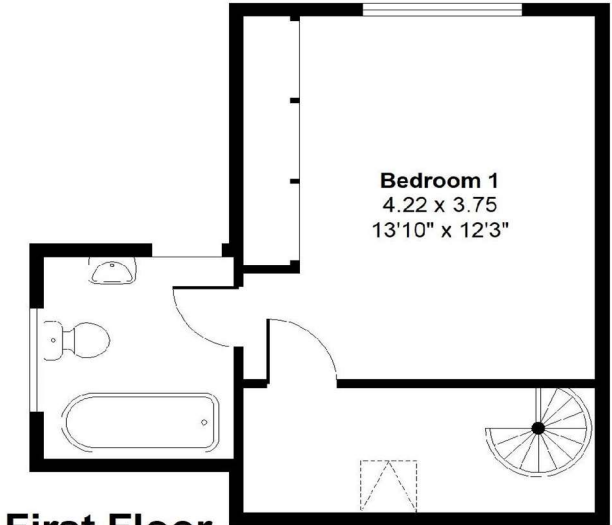
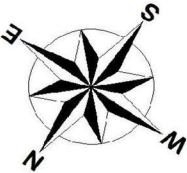
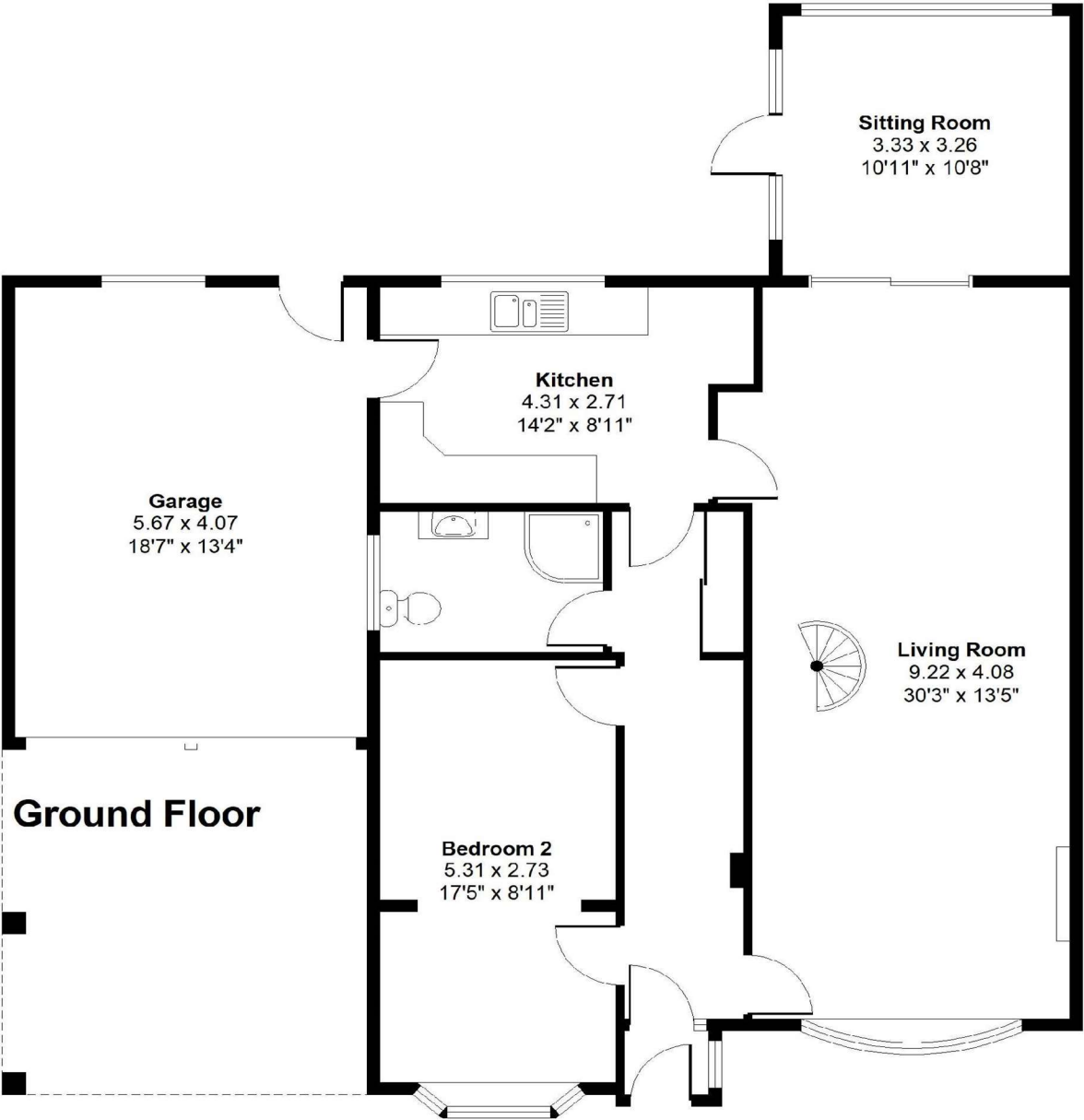
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 and furnishings.



NOT TO SCALE

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**Approximate Floor Area**  
139.59 sq m - 1503 sq ft  
(Gross Internal)