



THE MINNOWS, MARLOW
PRICE: £1,595,000 FREEHOLD

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**THE MINNOWS
ST PETER STREET
MARLOW
BUCKS SL7 1NQ**

PRICE: £1,595,000 FREEHOLD

Situated in Marlow's prettiest street just a minute's walk from the High Street, a spacious four bedroom Grade two listed end townhouse offering well fitted and gracious accommodation of much charm and character.

**ATTRACTIVE WALLED GARDEN:
FOUR BEDROOMS:
TWO BATH/SHOWER ROOMS:
CLOAKROOM: TWO RECEPTION ROOMS:
LUXURIOUS FITTED KITCHEN:
EXPOSED BEAMS: OPEN FIREPLACES:
GAS CENTRAL HEATING:
DETACHED DOUBLE GARAGE:
SHORT WALK OF RIVER THAMES.**

TO BE SOLD: A superbly located four bedroom period home that has been stylishly refitted and offers top quality accommodation with character features throughout. This impressive home can be purchased as a residential investment or is ideal for those requiring a 'pied a terre'. Without doubt St Peter Street is the most attractive street in the town centre leading down to The Thames and a public slip way and is just a short walk of 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, which will ultimately link to Crossrail. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

COVERED ENTRANCE with front door to

ENTRANCE HALL three radiators, wooden floor, stairs to First Floor.

CLOAKROOM white suite of low level w.c., corner basin, heated towel rail, extractor fan, tiled walls, vinyl floor.

SITTING ROOM double aspect with door to front, under stairs cupboard, fireplace, wooden floor.



KITCHEN refitted with a contemporary range of wall and base units with granite working surfaces, one and a half stainless steel sinks with mixer tap, built in wine fridge, wooden floor, gas Aga, retractable larder cupboard, built in fridge and freezer, peninsular unit, recess spot lighting, television aerial point, fitted dishwasher, radiator. Utility cupboard with stacked system of space and plumbing for washing machine and tumble dryer with gas fired boiler to side.



LIVING ROOM with beamed ceiling, wooden floor, fireplace, French doors to garden, two radiators

FIRST FLOOR LANDING four radiators, Velux roof lights, beamed ceiling, medicine cupboard.



BEDROOM ONE double aspect, radiator, range of fitted wardrobes to one wall, door to



ENSUITE SHOWER ROOM full width shower cubicle, thermostatic control with overhead rose, low level w.c., twin basins with vanity cupboards below, heated towel rail, tiled floor and wall surrounds, recess spot lighting, beams.



BEDROOM THREE radiator, beamed ceiling, fitted wardrobes.

BATHROOM white suite of panel bath, separate shower unit, screen, tiled wall surrounds, low level w.c., heated towel rail, wash basin set in vanity unit, tiled floor, cupboard housing hot water cylinder.

BEDROOM FOUR radiator and view along Fisherman's Retreat.



BEDROOM TWO radiator, fitted wardrobes.

OUTSIDE

TO THE REAR the garden is enclosed by brick walling with raised patio with inset lighting, access to

DETACHED DOUBLE GARAGE with up and over door, light and power, brick built garden store.

DIRECTIONS: entering Marlow over the River Bridge turn right at the mini roundabouts into Station Road and first right again into St Peter Street where The Minnows will be found on the corner of Fisherman's Retreat.



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.



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.

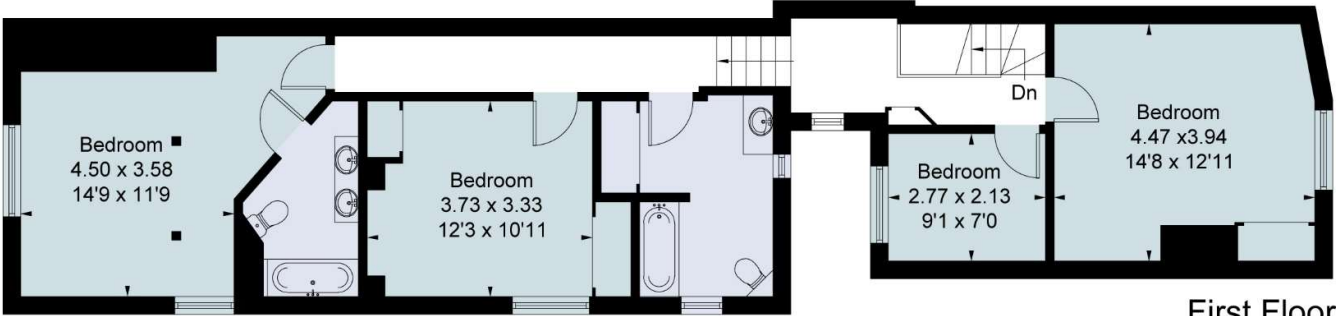
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

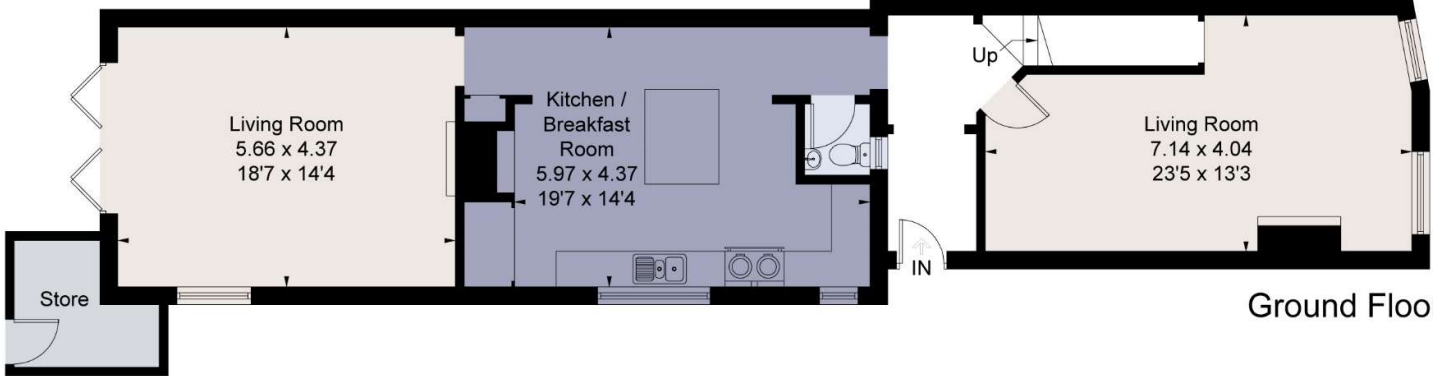
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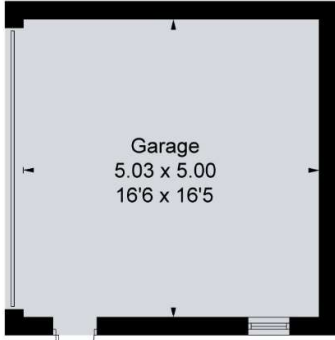
Approximate Floor Area = 180.6 sq m / 1944 sq ft
Garage = 25.2 sq m / 271 sq ft
Total = 205.8 sq m / 2215 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)