



**SPINNEY'S EDGE, 3 FIRVIEW CLOSE, MARLOW**  
**PRICE: £899,950 FREEHOLD**

**am** ANDREW  
MILSOM



**SPINNEY'S EDGE  
3 FIRVIEW CLOSE  
MARLOW  
BUCKS SL7 1SZ**

**PRICE: £899,950 FREEHOLD**

Located in a sought after cul de sac close to parkland and the River Thames within a level walk of Marlow High Street, this attractive four bedroom detached home offers adaptable accommodation and is highly recommended for an internal viewing.

**ATTRACTIVE LANDSCAPED GARDENS:**

**FOUR BEDROOMS:**

**SHOWER ROOM: BATHROOM:**

**CLOAKROOM: SITTING ROOM:**

**STUDY: CONSERVATORY:**

**KITCHEN/DINING ROOM: UTILITY ROOM:**

**GAS CENTRAL HEATING: DOUBLE**

**GLAZING: SOLAR PANELS:**

**SINGLE GARAGE: DRIVEWAY PARKING.**

**TO BE SOLD:** this spacious four bedroom detached home offers extended accommodation adaptable in its use in one of Marlow's most sought after residential areas. The property is ideally placed in a sought after area of mainly detached homes close to the A404 which provides easy access to the M4 and M40 motorways. Firview Close is approximately half a mile from Marlow High Street and borders Gossmore Park and therefore this fine property is also within a short walk of the River Thames. Marlow High Street has an 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 accommodation comprises:

**ENTRANCE HALL** with double glazed frosted front door, two radiators, stairs to First Floor, cupboard, wall thermostat.

**CLOAKROOM** with white suite of low level w.c., wash basin with vanity cupboard, tiled floor, radiator.

**STUDY** with radiator, shelved wall.

**UTILITY ROOM – previously the kitchen.** Range of white wall and base units, contrasting granite style working surfaces, single drainer stainless steel sink unit with space and plumbing for washing machine, double glazed door to outside, cupboard housing gas fired boiler, radiator, tiled floor and wall surrounds.



**SITTING ROOM** an attractive room with two picture windows overlooking the rear garden, three radiators, two wall light points and door to Conservatory.

**KITCHEN/DINING ROOM**

**KITCHEN AREA** fitted with comprehensive range of oak fronted wall and base units with granite style working surfaces, one and a half sinks with single drainer and mixer tap, tiled wall surrounds and floor, Hotpoint double oven and four ring gas hob with cooker hood, peninsular bar and work surface, radiator, walk in larder, glazed wall unit.



**DINING AREA** open plan to the Kitchen with double radiator double glazed door to



**CONSERVATORY** tiled floor, radiator, vaulted ceiling, double glazed windows overlooking the rear garden and double glazed French doors to garden

**BEDROOM FOUR/MUSIC ROOM** with radiator, laminated wood flooring, stained glass windows internal to the Entrance Hall.



**FIRST FLOOR LANDING** access to loft, radiator, fitted cupboard, Velux roof light. Walk in airing cupboard, hot water cylinder with pressurised system.



**BEDROOM ONE** a double aspect room with views to front and rear, two radiators.

**SHOWER ROOM** with white suite of shower cubicle with glazed door and Triton shower unit, low level w.c., wash basin set in vanity unit, radiator, Velux roof light.

**BEDROOM TWO** with eaves storage, wash basin with cupboard under, double glazed window overlooking the Close to parkland, radiator



**BEDROOM THREE** with double glazed window overlooking the rear garden, range of fitted wardrobes to one wall, radiator.

**BATHROOM** with white suite of panel bath, power shower unit with screen, wash basin with vanity cupboard below and w.c. with concealed cistern, Velux roof light, radiator, tiled wall surrounds.

## OUTSIDE

**THE GARDENS** are a feature of the property having been landscaped and well maintained by the current owner and provide privacy through high hedgerow, mature trees and shrubs. There are shaped lawn areas, well stocked flower and shrub beds, a gravel pathway with outside lighting and tap with gated side access to the front. To the south of the property is an attractive sitting area of a paved terrace and stepping stones onto a further lawn with loggia, garden shed, greenhouse and door to

**LARGE GARAGE** 21ft in length with up and over door, light and power.

**TO THE FRONT** is a block paved driveway with parking for three vehicles with outside light, tap, lawn areas and fir tree.



**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 towards the River Bridge turning second left into Station Road and third right into Lock Road. At the bottom turn left into Gossmore Lane and then take the right turn after the park, into Firview Close. No 3 will be found on the left.

## MONEY LAUNDERING REGULATIONS:

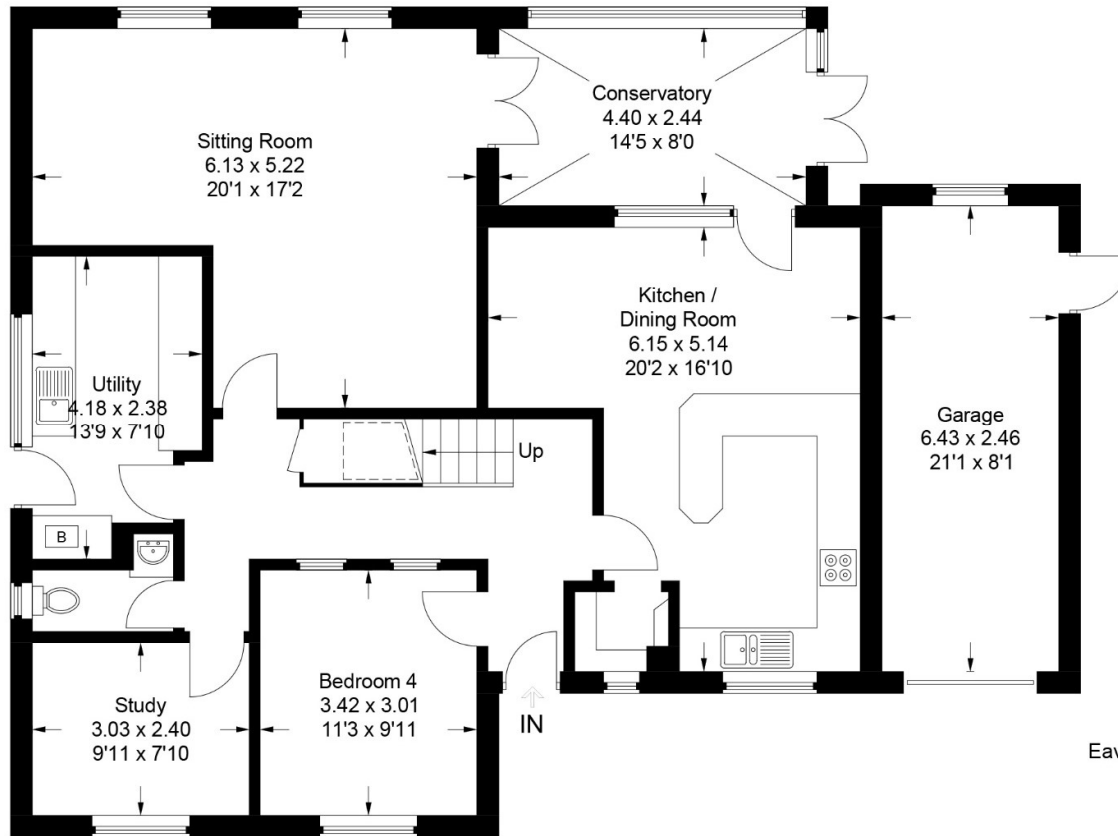
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

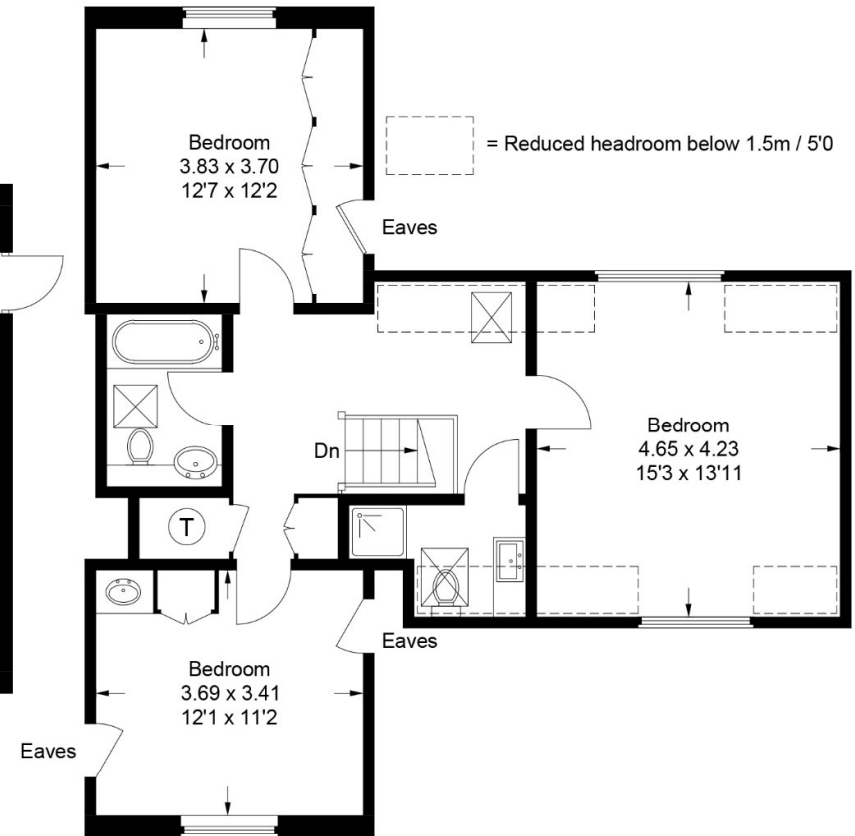
**M45590122**

**EPC BAND: C**

Approximate Gross Internal Area  
 Ground Floor = 112.6 sq m / 1,212 sq ft  
 First Floor = 69.4 sq m / 747 sq ft  
 Garage = 15.9 sq m / 171 sq ft  
 Total = 197.9 sq m / 2,130 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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