



LARKSFIELD, MARLOW
OIRO £725,000 FREEHOLD

am ANDREW
MILSON

**LARKSFIELD
12 HILLSIDE ROAD
MARLOW
BUCKS SL7 3JY**

**OFFERS INVITED IN THE REGION OF
£725,000 FREEHOLD**

This attractive mature detached chalet style house enjoys a good sized corner plot and has recently been remodelled and improved.

**WELL STOCKED GARDENS:
THREE BEDROOMS: BATHROOM:
CLOAKROOM: SITTING ROOM:
DINING ROOM: STUDY/BEDROOM THREE:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: GAS CENTRAL HEATING:
REPLACEMENT DOUBLE GLAZING:
DETACHED DOUBLE GARAGE:
GARDEN STORE & GREENHOUSE.**

TO BE SOLD: this attractive mature detached chalet style family house enjoys a good sized corner plot in an elevated position with fine views across the town to the front. There is a local shopping parade within a few minutes' walk and the town centre is just over three quarters of a mile distant with an excellent range of shopping, sporting and social facilities. The property is within the catchment of Holy Trinity and Sandygate Primary School and Great Marlow School is within a short walk. Sir William Borlase's Grammar School is about a mile distant. Marlow also has a railway station with trains to London Paddington, which will connect to Crossrail later this year. The M4 and M40 Motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The light and airy accommodation, which is well decorated throughout, also offers scope to extend, if required, and subject to the usual consents, is arranged on two floors as follows:

Steps up to **VERANDA/ENTRANCE PORCH** with security light point and part double glazed front door to

ENTRANCE HALL a good sized reception area with radiator, telephone point, cloaks cupboard under stairs to first floor, book shelves, and doors off to

DOUBLE ASPECT DINING ROOM with radiator in cover, stripped flooring, view to the front and wide opening to



DOUBLE ASPECT SITTING ROOM with fireplace with log burner as seen, radiator, stripped flooring, double glazed door to patio and rear garden.



KITCHEN/BREAKFAST ROOM with extensive wood effect laminate work surface with single drainer enamel sink unit and excellent range of drawers and cupboards under, Logik integrated dishwasher, Smeg 4 plate gas hob with cooker hood over, ample wall cupboards, tiled splashbacks, Bosch double oven with cupboards over and under, part double glazed door to garden, wood flooring, sun pipe, inset lighting, window overlooking rear garden.

STUDY/BEDROOM THREE front aspect with view, radiator in cover, stripped flooring.

CLOAKROOM with low level w.c. suite, wash basin, half tiled splash back, vinyl flooring.

UTILITY ROOM with laminated wood effect work surface with space and plumbing for washing machine and tumble drier under, appliance space, window, vinyl flooring, inset lighting.

FIRST FLOOR

LANDING with sun pipe and doors off to



DOUBLE ASPECT BEDROOM ONE two double fitted wardrobes with louvered doors, dressing table between, further storage cupboard, fine view across the valley, one window with shutters, radiator.

DOUBLE ASPECT BEDROOM TWO built in wardrobe with eaves cupboard behind, cupboard with nearly new (January '22) Worcester combination boiler, further access to eaves behind, further eaves cupboard, Velux roof light as well as side window with shutters, radiator.



BATHROOM with panel enclosed bath with handgrips, pedestal wash basin, low level w.c., widow with shutters and view across the valley, chrome towel rail radiator, fully tiled shower cubicle – half tiled elsewhere.

OUTSIDE

Larksfield enjoys a good size corner plot which has clearly been well stocked over the years.

TO THE FRONT there is a tiered garden with lawn and well stocked flower and shrub borders. A path and steps lead to a pedestrian gate on the corner of Woodland Way and Hillside Road. There is pedestrian access to the right hand side of the house and a wrought iron gate opening to the left hand side where there is a further lawn area with well stocked flower and shrub beds and borders leading to the



THE REAR GARDEN which has been attractively landscaped with patio with light and water points, step up to deck and leading on to an expanse of lawn with trees and shrubs the gardens is well enclosed and screened by mature hedgerow and timber panel fencing. At the top is a pebble and concrete patio with the **LARGE SUMMER HOUSE** with power. At the end, approached of Woodland Way, there is a double width concrete driveway leading to the **DETACHED DOUBLE GARAGE** about 22' x 14'11 (6.7 x 4.27m) with electrically operated up and over door, personal door, light and power.

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 office turn right at the top of the High Street into Spittal Street and across the mini roundabout into Chapel Street. Fork left just after the zebra crossing into Wycombe Road. Follow this road for just over half a mile, turn left into Gypsy Lane and then first left again, which becomes Hillside Road, where Larksfield can be seen on the right hand side on the corner with Woodland Way. The detached double garage and driveway is actually in Woodland Way.

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EPC BAND: D

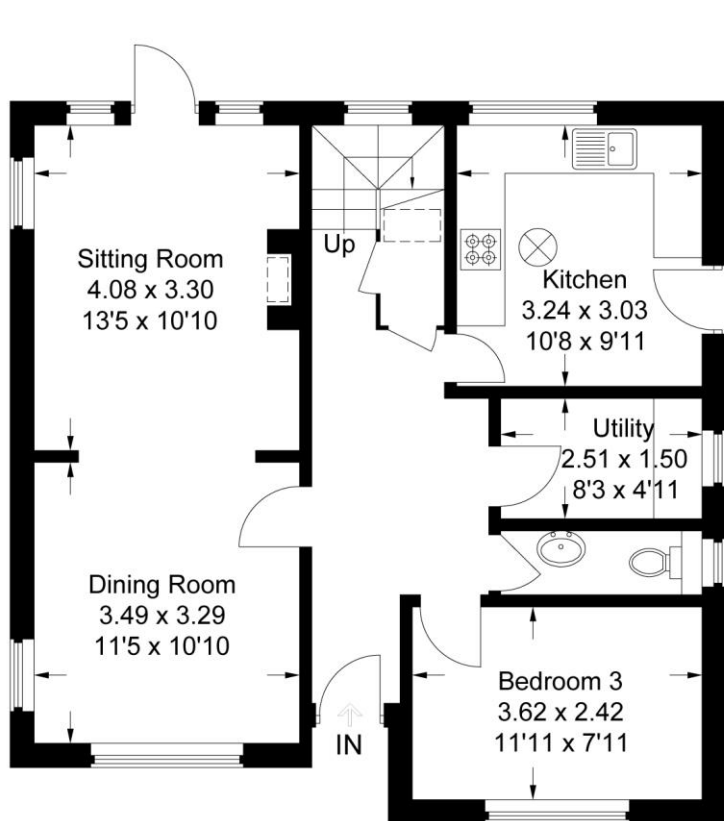
MONEY LAUNDERING REGULATIONS:

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.

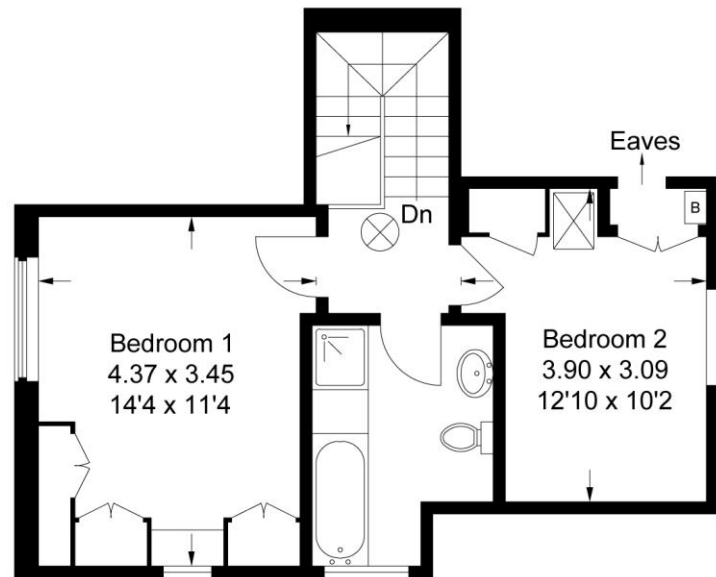
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

Approximate Gross Internal Area
 Ground Floor = 66.1 sq m / 711 sq ft
 First Floor = 38.2 sq m / 411 sq ft
 Garage = 32.4 sq m / 349 sq ft
 Total = 136.7 sq m / 1,471 sq ft

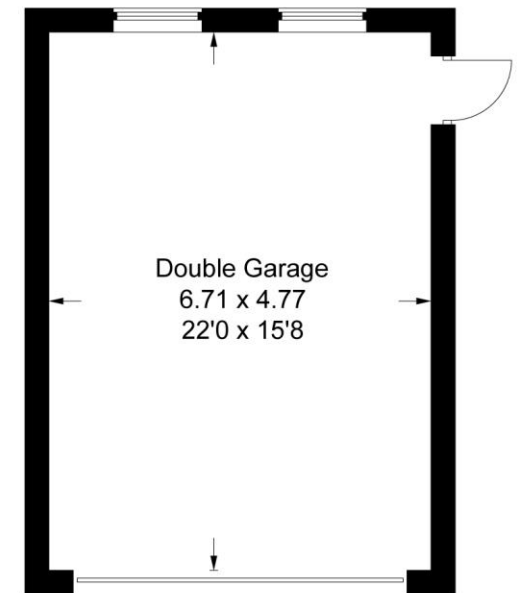


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)

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.