



THE CORNER HOUSE, MARLOW
PRICE: £975,000 FREEHOLD

am ANDREW
MILSOM

**THE CORNER HOUSE
50 CHAPEL STREET
MARLOW
BUCKS SL7 1DD**

PRICE: £975,000 FREEHOLD

Situated in the heart of the town within an easy level walk of Marlow high street, this four bedroom, three storey elegant end town house has been fitted to the highest standard and is highly recommended for an internal viewing.

**SUNNY COURTYARD GARDEN:
FOUR DOUBLE BEDROOMS:
THREE BATH/SHOWER ROOMS:
CLOAKROOM: SITTING ROOM:
KITCHEN/DINING ROOM WITH
APPLIANCES: UTILITY ROOM:
GAS CENTRAL HEATING VIA AN AIR
SOURCE HEAT PUMP: VENITLATION
SYSTEM: TWO DRIVEWAY PARKING
SPACES: NO ONWARD CHAIN.**

TO BE SOLD: this impressive and elegant four bedroom end of terrace home was built in 2017 and offers well designed and fitted accommodation right in the heart of town. An internal inspection will reveal good sized and light rooms with two bedroom suites, a luxurious kitchen/dining room, a sunny south facing garden and off street parking for two cars. Offered for sale with no onward chain, the property is highly recommended for an internal viewing. 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 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 stairs to First Floor, wall thermostat.

CLOAKROOM white suite of low level w.c. with concealed cistern, wash basin with vanity cupboard below, heated towel rail, tiled floor, fitted mirror.



KITCHEN/DINING ROOM comprehensive range of white gloss wall and base units with contrasting granite working surfaces, one and half sinks with mixer tap, Neff four ring gas hob, cooker hood and granite back plate, fitted dishwasher, spotlights, under pelmet lighting, Neff double oven, wine fridge, two fridges and two freezers, space for breakfast table, tiled floor, central breakfast bar with seating for two and cupboards below and door to

INNER HALL with tiled floor, spot lights, door to Claremont Gardens and door to

UTILITY ROOM matching working surfaces and cupboards to the Kitchen with stainless steel sink, mixer tap, broom cupboard, tiled floor, space and plumbing for washing machine, spot lights, double glazed door to rear garden and door to

UNDERSTAIRS CUPBOARD with manifolds for underfloor heating and hub for internet.



LIVING ROOM double glazed patio doors to south facing garden, spot lights.

FIRST FLOOR LANDING with two radiators, stairs to Second Floor, cupboard housing pressurised hot water cylinder, wall thermostat.



BEDROOM ONE a double aspect and triple glazed room and fitted blinds, radiator.

ENSUITE SHOWER ROOM white suite of Quadrant shower cubicle with overhead rose, low level w.c. with concealed cistern, wash basin with vanity cupboard, heated towel rail, tiled floor.

BATHROOM white suite of panel bath, shower attachment and screen, low level w.c. with concealed cistern, wash basin with vanity cupboard, heated towel rail, tiled floor, spot lights.

BEDROOM TWO a double aspect and triple glazed room with fitted blinds, radiator.

SECOND FLOOR LANDING radiator, loft access.



BEDROOM THREE a double aspect and triple glazed room with two radiators, extractor fan, cupboard with ventilation system and door to

ENSUITE SHOWER ROOM Quadrant shower cubicle with overhead rose, wash basin with vanity cupboard below, low level w.c. with concealed cistern, tiled floor, heated towel rail, radiator, extractor fan.

BEDROOM FOUR radiator, triple glazed window with blind.

OUTSIDE

THE REAR GARDEN is south facing and a sun trap and has been landscaped for ease of maintenance with a flagstone patio, outside tap, lighting, gravelled area, panel fencing with trellis and screened Samsung air source heater. There is pedestrian rear access to **TWO OFF ROAD PARKING SPACES** accessed from Claremont Gardens.



M46130422

EPC BAND: C

COUNCIL TAX BAND: TBC

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 proceed to the top of the High Street taking the right turn at the obelisk into Spittal Street. Continue over the mini roundabout into Chapel Street where The Corner House can be found on the corner of Claremont Garden.



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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

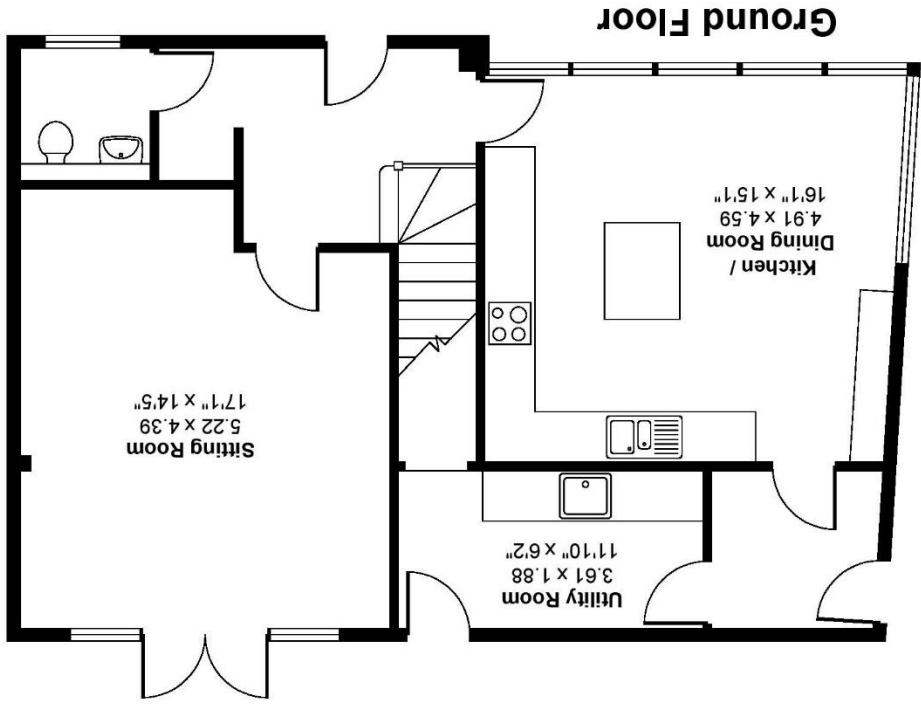
allan@attfieldjamesfm.co.uk www.attfieldjamesfinancialmanagement.co.uk

Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

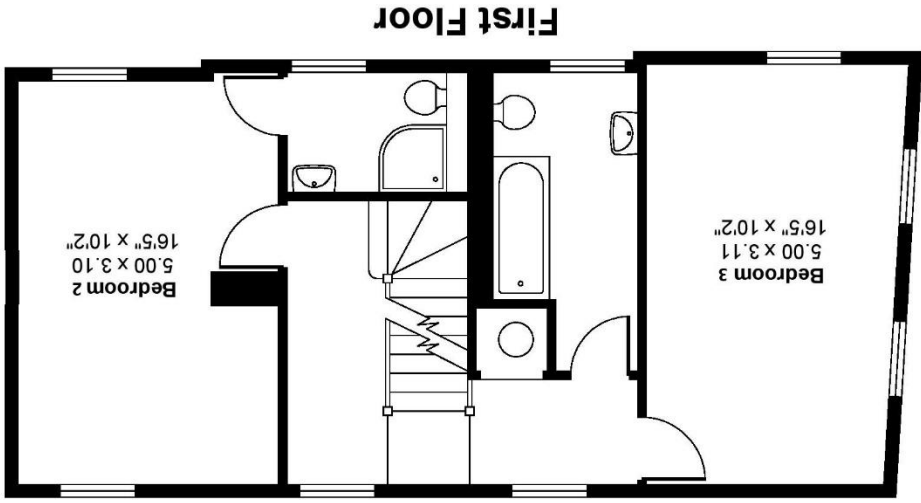
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

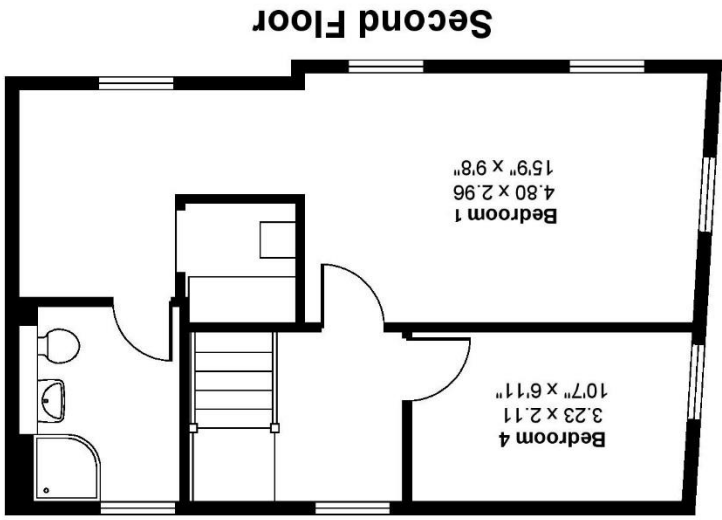
Approximate Floor Area
161.45 sq m - 1738 sq ft
(Gross Internal)



Ground Floor



First Floor



Second Floor