



LORIEN, 10 HARWOOD ROAD, MARLOW
PRICE: OIRO £800,000 FREEHOLD

am ANDREW
MILSON

**LORIEN
10 HARWOOD ROAD
MARLOW
BUCKS SL7 2AS**

**OFFERS INVITED IN THE REGION OF
£800,000 FREEHOLD**

This attractive mature detached bungalow, built in the late 1950's and subsequently extended, enjoys a particularly convenient position within easy level walking distance of the town centre.

**GARDENS: TWO DOUBLE BEDROOMS
(BOTH WITH WARDROBES): BATHROOM:
LARGE TRIPLE ASPECT LIVING ROOM:
CONSERVATORY:
KITCHEN/BREAKFAST ROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZING: ATTACHED GARAGE:
WORKSHOP/GARDEN STORE:
AMPLE PARKING.**

TO BE SOLD: this attractive mature detached bungalow enjoys a particularly convenient position within easy level walking distance of the town centre. En route to the High Street, one passes the Michelin Starred Hand & Flowers and The Coach and there are a number of other shopping, sporting and social facilities within easy level walking distance. Whilst extended once, a number of similar properties have gone further including upwards if more space if required, and subject to the usual consents. Whilst an ideal retirement home, the bungalow is within the popular Danesfield Primary School catchment and a very short walk from Sir William Borlase's Grammar School. Marlow has a railway station with branch line service to Maidenhead which is about to connect to the Elizabeth Line for fast access to many parts of London. The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The well-presented accommodation is arranged as follows:

Steps up with security light point to part leaded light double glazed front door with double glazed side lights to **ENTRANCE HALL** with telephone point and opening to



TRIPLE ASPECT LIVING ROOM with radiator, attractive fireplace with stone hearth and wood surround to the polished inset with gas point, further radiator in cover, two wall light points, glazed door to the Kitchen and double glazed sliding door and picture window opening to the



CONSERVATORY double glazed with windows, brick base and double doors opening to the patio and garden.



L SHAPED KITCHEN/BREAKFAST ROOM with laminated work surface with drawers and cupboards and integrated fridge under, Diplomat electric oven and four plate hob with integrated cooker hood over, tiled splash backs, ample wall cupboards, radiator, further work surface with one and a half bowl single drainer stainless steel sink unit inset with drawer and cupboards under, space and plumbing for washing machine and dishwasher, tiled splash backs, Worcester wall mounted gas fired central heating boiler, part glazed door to rear garden.

Off the Living Room there is a door to



BEDROOM ONE with front aspect, three double built in wardrobes, radiator.

LOBBY with built in cloaks/storage cupboard, access to loft and doors off to



BEDROOM TWO with rear aspect, radiator, two double fitted wardrobe cupboards.



BATHROOM with radiator, low level w.c., pedestal wash basin, panel enclosed bath with spray screen and shower over, window, vinyl flooring.

OUTSIDE

TO THE FRONT the garden comprises a large pavior driveway/parking area with space for three or four cars and flower and shrub borders and the drive provides access to **ATTACHED GARAGE** with up

and over door, gas and electricity meters, light and power, opening to

WORKSHOP/GARDEN STORE with fitted shelves and door to



THE REAR GARDEN which is an attractive feature of the house with extensive paved patios on two levels leading onto an expanse of lawn with mature apple tree and flower and shrub borders. The whole is well enclosed, mostly by close boarded fencing. There is gated pedestrian access to the other side of the bungalow and the rear garden has a depth of about 50' by a width of about 40' (15.24 x 12.19m) including the Conservatory. Water point.

M46220522

EPC BAND: D

COUNCIL TAX BAND: E

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 continue to the top of the high street and turn left into West Street passing Platt's Garage, Sir William Borlase's Grammar School and then turn left opposite The Hand & Flowers into Westwood Road. At the sharp right hand bend, turn left into Harwood Road where number 10 is the second drive 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.

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.

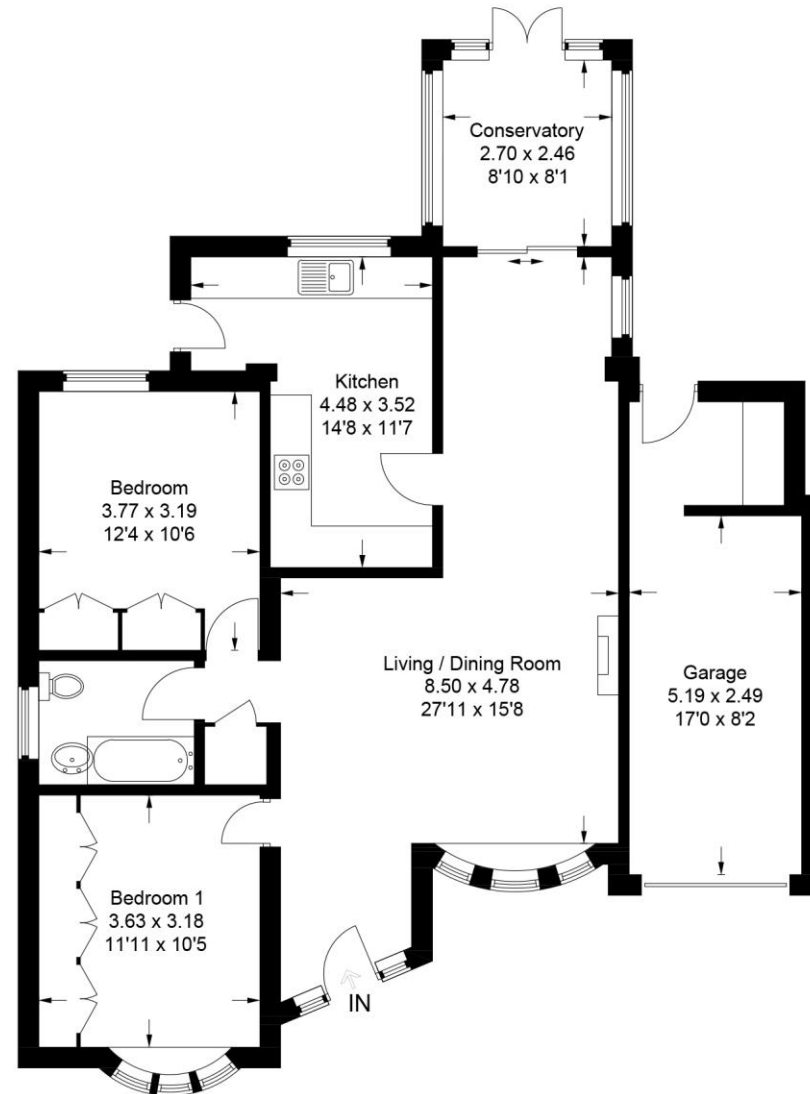
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Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.



Approximate Gross Internal Area = 88.1 sq m / 948 sq ft
Garage = 16.8 sq m / 181 sq ft
Total = 104.9 sq m / 1,129 sq ft



Ground 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,