



**34 HARWOOD ROAD, MARLOW**  
**OFFERS IN THE REGION OF £1,050,000 FREEHOLD**

**am** ANDREW  
MILSOM



**34 HARWOOD ROAD  
MARLOW  
BUCKS SL7 2AS**

**OFFERS IN THE REGION OF £1,050,000**

Situated on the favoured west side of town approximately a quarter from a mile level walk of Marlow High Street, a superbly presented and fitted four bedroom detached chalet home in immaculate order throughout.

**SUPERBLY LANDSCAPED GARDENS:  
FOUR DOUBLE BEDROOMS:  
TWO REFITTED SHOWER ROOMS:  
LARGE LIVING ROOM:  
KITCHEN/BREAKFAST ROOM WITH  
RANGE OF APPLIANCES:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING: GARAGE:  
DRIVEWAY PARKING:  
NO ONWARD CHAIN.**

**TO BE SOLD:** This spacious and versatile 1960s built detached chalet home has been tastefully remodelled and improved to create light and airy accommodation in one of Marlow's most popular residential roads. An internal inspection is highly recommended to appreciate the nature of the adaptable accommodation, fitted and decorated to the highest standard. Nearby Marlow High Street has an excellent range of shopping, sporting and social facilities, Marlow also has a railway station with trains to London Paddington, via Maidenhead and a bus service in Henley Road to Reading and High Wycombe. The M4 and M40 are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

**GLAZED ENTRANCE HALL** vaulted ceiling, double glazed front door, double glazed picture windows, radiator and opening to

**RECEPTION HALL** stairs to First Floor with recess under and galleried landing above, two radiators, two wall light points, cupboard housing meters and electrical consumer unit.



**LIVING ROOM** approached from the Reception Hall via glazed double wooden doors, double glazed double doors and windows onto the rear garden, two radiators, marble fireplace with gas coal effect fire.



**KITCHEN/BREAKFAST ROOM.** Double aspect, extended and refitted with an excellent range of white gloss wall and base units, granite style working surfaces, easy opening storage cupboards, pelmet lighting, one and a half stainless steel sinks with single drainer, mixer tap and separate filter tap, drawers under, Bosch four ring induction hob with Caple extractor hood and microwave, Bosch conventional oven, warming drawer, Caple American style fridge freezer, wine fridge, double glazed double doors to outside, space for table, radiator, spot lighting, Bosch tumble dryer and dishwasher, Blomberg washing machine, double aspect.



**DINING ROOM/ BEDROOM THREE** double aspect with radiator and pleasant view along Penwood Lane.

**SHOWER ROOM** refitted with white suite of full width shower tray, glazed screen, thermostatically controlled shower unit, extractor fan, spot lights, wash basin, low level w.c. with concealed cistern, tiled floor and walls, heated towel rail, mirrored medicine cabinet.

**BEDROOM FOUR/STUDY** with radiator, double glazed window with pleasant view along Penwood Lane, spot lighting.



**FIRST FLOOR LANDING** access to loft, two wall light points.



**BEDROOM TWO** radiator, double glazed window overlooking the rear garden, deep eaves storage, range of three double wardrobes with hanging, fitted drawers, access to eaves storage, cupboard housing Worcester gas fired combination boiler.



**SHOWER ROOM** refitted with white suite of full width shower tray, glazed screen, thermostatically controlled shower unit, tiled walls and floor, Velux roof light, wash basin set in vanity cupboards, low level w.c., heated towel rail, spot lights, extractor fan.



**BEDROOM ONE** range of fitted wardrobes with deep eaves storage cupboards, hanging rail, drawers and shelving, radiator, double glazed window with view over Penwood Lane, eaves storage cupboard.

## OUTSIDE

**THE FRONT GARDEN** has been well planned and landscaped with block pavior parking for three cars, flagstones, slate edged beds with central flower and shrub bed, numerous additional plants and shrubs and a wide flower bed with wooden edging.

**SINGLE GARAGE** with up and over door, light, power and double glazed door to side.



**THE REAR GARDEN** is particularly private and a feature of the property having been attractively landscaped and planned with flagstone patios ideal to catch the sun, pleasant walk ways with edged flower and shrub beds. There is side access and the garden is enclosed by panel fencing and brick walling.



**VIEWING:** Please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

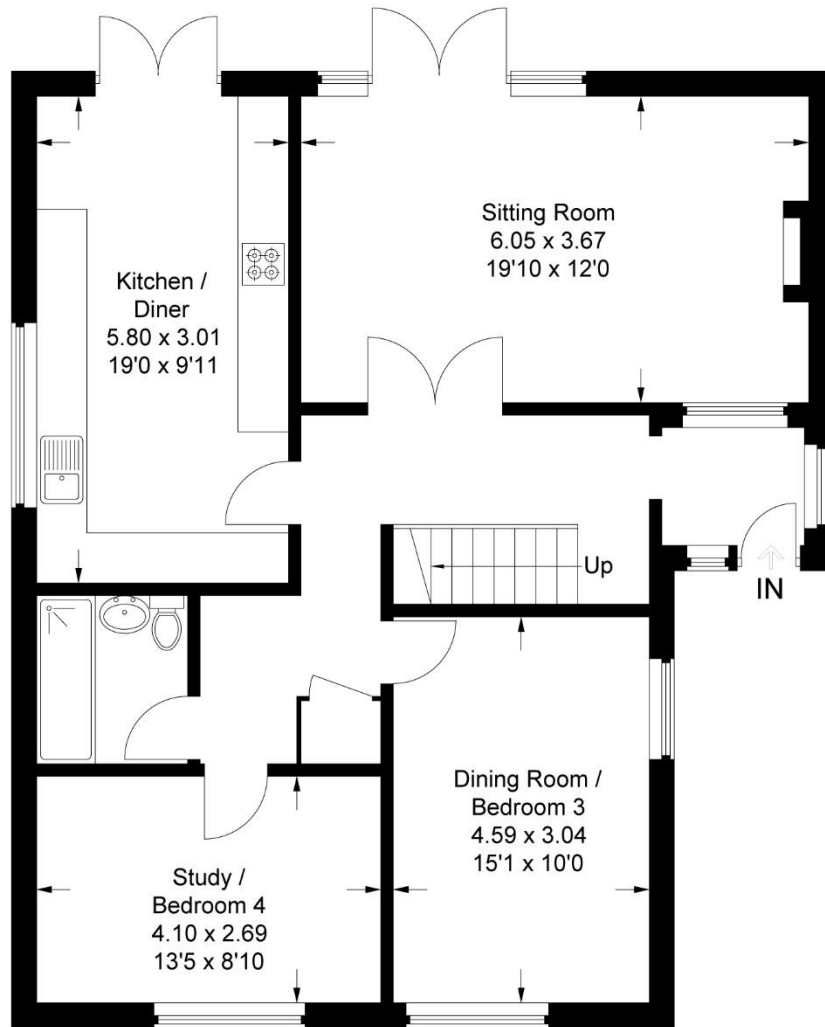
**DIRECTIONS:** Please use postcode **SL7 2AS**. 34 is on the corner of Harwood and Penwood Lane.

**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.

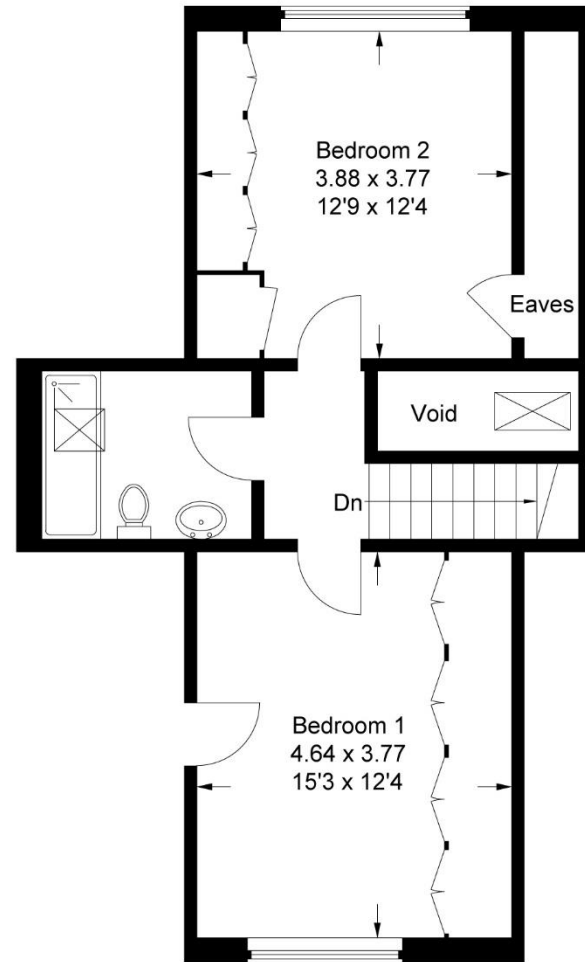
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

**M1900522. EPC: D. COUNCIL TAX: G.**

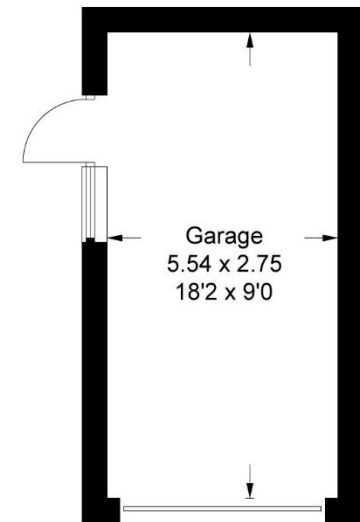
Approximate Gross Internal Area  
 Ground Floor = 89.5 sq m / 963 sq ft  
 First Floor (Excluding Void) = 46.8 sq m / 504 sq ft  
 Garage = 15.6 sq m / 168 sq ft  
 Total = 151.9 sq m / 1,635 sq ft



**Ground Floor**



**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.

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