



**7 WILLOWMEAD GARDENS, MARLOW**  
**PRICE: £595,000 FREEHOLD**

**am** ANDREW  
MILSON



**7 WILLOWMEAD GARDENS  
MARLOW  
BUCKS SL7 1HW**

**PRICE: £595,000 FREEHOLD**

An immaculately presented three bedroom home situated on a popular development within walking distance of Marlow town centre.

**PRIVATE REAR GARDEN:  
THREE DOUBLE BEDROOMS ONE WITH  
ENSUITE: FAMILY BATHROOM:  
LIVING/DINING ROOM:  
KITCHEN/SITTING ROOM:  
DOUBLE GLAZING:  
PLENTY OF BUILT IN STORAGE:  
GAS CENTRAL HEATING:  
OFF ROAD PARKING**

**TO BE SOLD:** this three bedroom home has been extended and remodelled to provide spacious accommodation across three floors whilst presented to a high standard. This property is highly recommended for an internal viewing. The property is situated within walking distance of Marlow High Street with 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:

Front door to **ENTRANCE PORCH** with space for shoe and coat storage



**LOUNGE/DINER** double glazed windows to front with plantation shutters, oak flooring t.v point, radiators, fuse box enclosed in cupboard.



**KITCHEN/SITTING ROOM** spanning the width of the back of the house and comprising modern fitted wall and base units with integrated dishwasher, double oven, induction hob with extractor fan over, single bowl sink with mixer and filter tap, water softener, space for fridge freezer, understairs cupboard, double glazed French doors to garden.

**FIRST FLOOR LANDING** with built in store cupboards housing the Worcester boiler and hot water tank and further storage cupboards.



**BEDROOM TWO** Double glazed window to front with plantation shutters and radiator under, built in wardrobes



**BEDROOM THREE** Double glazed window to rear with radiator under, built in wardrobes.



**BATHROOM** Modern four piece suite comprising walk-in shower cubicle, bath with stainless steel mixer tap, wc, hand wash basin with vanity unit, frosted window to the rear, tiled floor, tiled splashbacks, heated towel rail.

**DRESSING ROOM** Wall to wall wardrobes, double glazed window to front with plantation shutters and radiator under, stairs to second floor.



**BEDROOM ONE** Velux window to rear, eaves storage cupboards, cupboard housing water tank.



**ENSUITE** white suite comprising panelled bath, pedestal wash basin, wc, Velux window to rear, tiles splashbacks, extractor fan, heated towel rail.

#### **OUTSIDE**

**TO THE FRONT** hardstanding are with parking for multiple cars, a small area of lawn.



**TO THE REAR** is a well maintained garden with an area laid to lawn, two decked areas, garden shed and gated access to rear path.

**M47481123**

**EPC BAND: C**

**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:** Using the postcode SL7 1HW the property can be found on your left hand side.

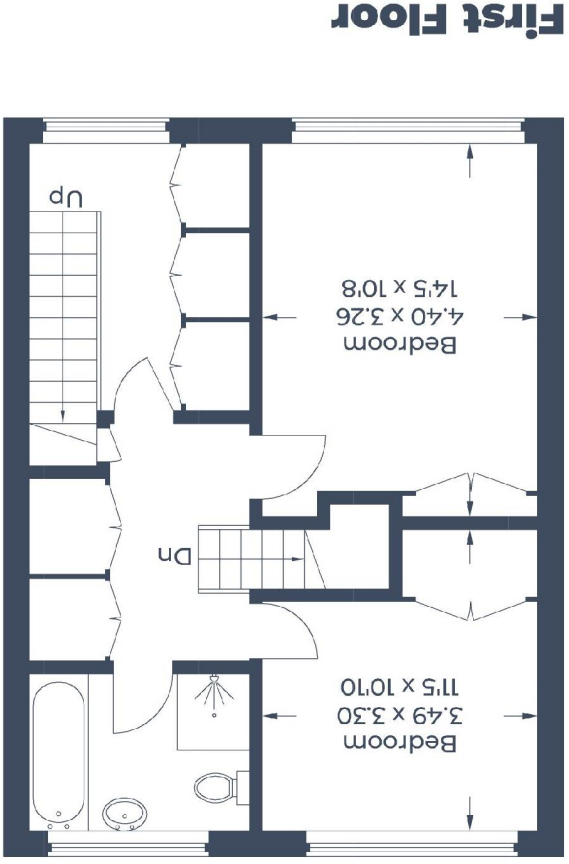
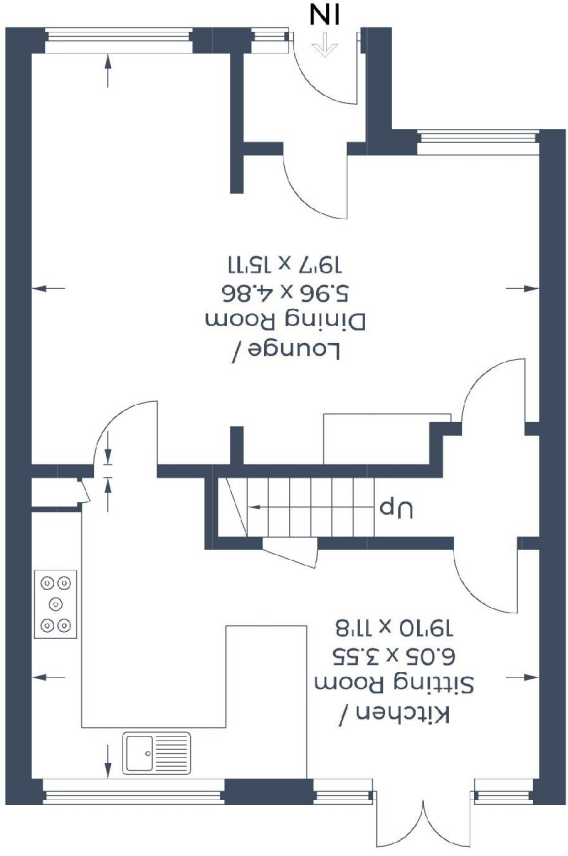
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 = 49.1 sq m / 528 sq ft  
First Floor = 48.6 sq m / 523 sq ft  
Second Floor = 24.2 sq m / 260 sq ft  
Total = 121.9 sq m / 1,311 sq ft  
(Including Eaves)



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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Produced for Andrew Milson