



53 CHAPEL STREET, MARLOW
PRICE: £425,000 FREEHOLD

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**53 CHAPEL STREET
MARLOW
BUCKS SL7 3HN**

PRICE: £425,000 FREEHOLD

A delightful Grade II listed cottage situated in the heart of Marlow offering an abundance of character features.

**LARGE REAR GARDEN:
TWO BEDROOMS:
FIRST FLOOR BATHROOM:
SITTING ROOM WITH BEAMED CEILING
AND FIREPLACE:
NEWLY FITTED KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZED:
OUTBUILDING WITH ACCESS TO PARK
BEHIND: NO ONWARD CHAIN.**

TO BE SOLD: Boasting a full array of character features such as original wood floorboards, exposed beams, fireplaces and it's original front door this charming Grade II listed character cottage is offered for sale with the benefit of having no onward chain. The property also offers scope for further enlargement to the rear and is located in the centre of Marlow which has an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow railway station is within walking distance 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:

Timber front door leading to



LIVING ROOM with exposed beams and original floorboards, the main feature being the original large brick surround fireplace, which is open to use, built in cupboards, one housing switchboard, double glazed windows to front with radiator with cover under, stairs to first floor.



KITCHEN/BREAKFAST ROOM with a range of modern fitted wall and base units with quartz worktops, gas hob, electric oven, integrated fridge freezer, dishwasher, sink, double glazed window to rear, radiator, under stairs storage cupboard, stable door leading to the garden.

FIRST FLOOR

LANDING with access into loft space.



BEDROOM ONE with exposed beams and fireplace with brick surround, built in wardrobes comprises drawers and plenty of hanging space, double glazed window to front, radiator.



BATHROOM suite comprising stand alone bath with shower overhead and mixer taps, low level w.c., vanity unit with sink over, fully tiled walls and tiled floor, heated towel rail, door through to



BEDROOM TWO radiator, exposed beams, fitted storage cupboard housing new Worcester boiler double glazed window to rear,

OUTSIDE



THE REAR GARDEN paved area to the rear of the house followed on by decking leading up to the outbuilding.

OUTBUILDING timber framed building with power and light, double glazed windows with door leading through to the park beyond.

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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 3HN** the property can be found on the right hand side as you are going into Marlow.

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.

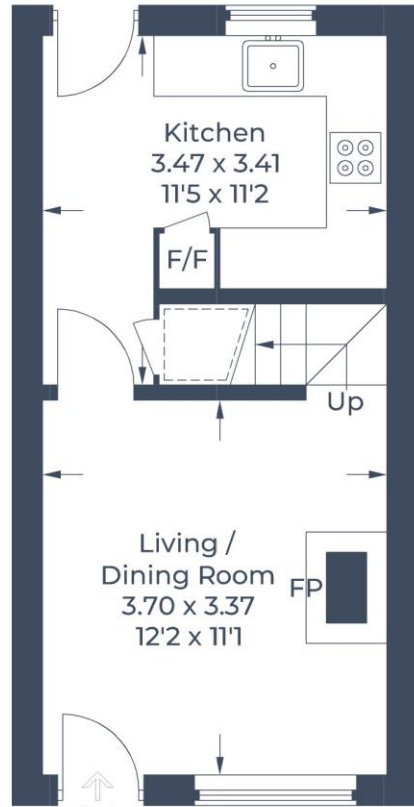
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
 Ground Floor = 25.1 sq m / 270 sq ft
 First Floor = 24.8 sq m / 267 sq ft
 Outbuilding = 12.5 sq m / 134 sq ft
 Total = 62.4 sq m / 671 sq ft



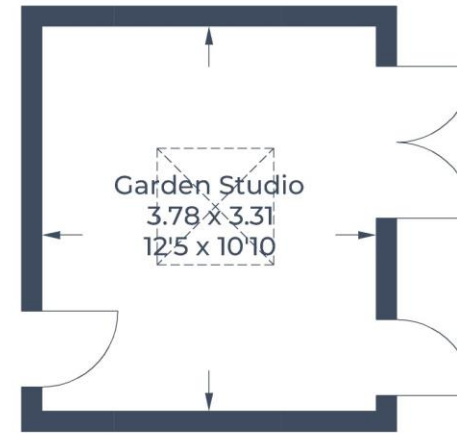
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Outbuilding

(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.