



TIMBERLEY, 21 GYPSY LANE, MARLOW
PRICE: £1,395,000 FREEHOLD

am ANDREW
MILSON

**TIMBERLEY
21 GYPSY LANE
MARLOW
BUCKS SL7 3JT**

PRICE: £1,395,000 FREEHOLD

An extremely spacious four bedroom detached family home providing just over 3,000 square feet of accommodation over three floors situated in this popular and private setting within three quarters of a mile of Marlow High Street.

**WELL KEPT AND PRIVATE REAR GARDEN:
MAIN BEDROOM WITH ENSUITE SHOWER
ROOM: THREE FURTHER BEDROOMS:
FAMILY BATHROOM: ENTRANCE HALL:
SITTING ROOM WITH ROOF TERRACE:
STUDY: KITCHEN/BREAKFAST ROOM:
DINING ROOM: UTILITY ROOM:
LOWER GROUND FLOOR WITH CELLAR,
HOME OFFICE & DOUBLE GARAGE:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZED WINDOWS.
VIEWING RECOMMENDED.**

TO BE SOLD: a mature four bedroom detached family home that provides well planned and adaptable living accommodation situated in this private setting within the Sandygate/Holy Trinity Primary School catchment area and located approximately three quarters of a mile of Marlow High Street. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

The accommodation comprises:

Part glazed front door to **ENTRANCE LOBBY** with tiled floor, covered radiator and glazed doors to

ENTRANCE HALL wooden flooring, stairs to First Floor Landing, cloaks cupboards, stairs leading down to Lower Ground Floor.

CLOAKROOM comprising low level w.c., wash hand basin, radiator.

UTILITY ROOM fitted with a matching floor and wall units, single drainer single bowl sink unit, space and plumbing for washing machine and tumble dryer, tiled floor, radiator, door to side.



SITTING ROOM a front aspect room with double glazed window and sliding doors to Roof Terrace, feature fireplace, suspended panelled ceiling, television aerial point, radiators.



STUDY/TELEVISION ROOM a side aspect room with double glazed window, wooden flooring, radiator.



KITCHEN/BREAKFAST ROOM fitted with a range of Shaker style floor and wall units, Quartz work surfaces, Neff induction hob with extractor fan over, one and a half bowl single drainer sink unit, water softener, tall cupboard housing oven and grill, dishwasher, rear aspect double glazed window and sliding doors to Garden, side by side fridge and freezer, ample space for breakfast table, radiator and door to



DINING ROOM with feature vaulted ceiling, double glazed window to rear, Velux windows, radiator, door to Garden.

FIRST FLOOR

LANDING with airing cupboard, radiator.



BEDROOM ONE a dual aspect room with double glazed windows providing far reaching views towards Marlow town centre, range of built in wardrobes, drawers and bedside tables, radiator and door to

ENSUITE SHOWER ROOM comprising tile and glazed shower cubicle, his and hers wash hand basins, low level w.c., tiled floor with underfloor heating, heated towel rail, double glazed frosted window, recessed mirrors.

BEDROOM TWO a front aspect room with double glazed window, radiator, built in wardrobes.

BEDROOM THREE a rear aspect room with double glazed window, built in wardrobes, vanity wash hand basin, radiator.

BEDROOM FOUR a rear aspect room with double glazed window, built in wardrobes, vanity wash hand basin, radiator.

FAMILY BATHROOM with tiled enclosed bath with mixer taps and shower attachment, separate tile and glazed shower cubicle, vanity wash hand basin, low level w.c., tiled floor with underfloor heating, heated towel rail, double glazed frosted window.

LOWER GROUND FLOOR

HALLWAY with door to **HOME OFFICE** with front aspect double glazed window and door to

GARAGE double width with electric up and over doors, recessed central heating boiler.

CELLAR providing useful storage space with light and power.

OUTSIDE

TO THE FRONT of the property is an in and out driveway providing off road parking, mature flower and shrub borders, screening provided by mature laurel hedge.



TO THE REAR the garden is an attractive feature of this property offering a high degree of privacy partly laid to lawn with a good sized circular patio area with inset lighting providing perfect entertaining space, mature fruit trees, panel fence surround and to the rear of the garden is a brick built outhouse providing additional storage or children's play space with power.



M47570124 **EPC BAND: D**
COUNCIL TAX BAND: G

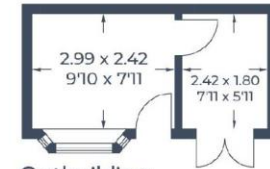
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: from our office in the High Street turn right and at the obelisk roundabout turn right into Spittal Street. Continue over the roundabout into Chapel Street and after a short distance turn left into Wycombe Road. Take the fifth turning left into Gypsy Lane and after a short distance bear right where number 21 can be found after a short distance on the left hand side.

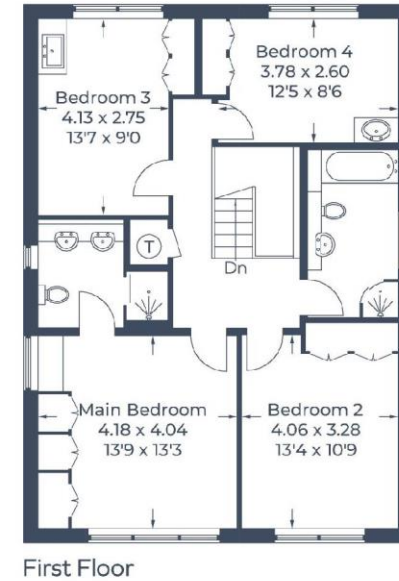
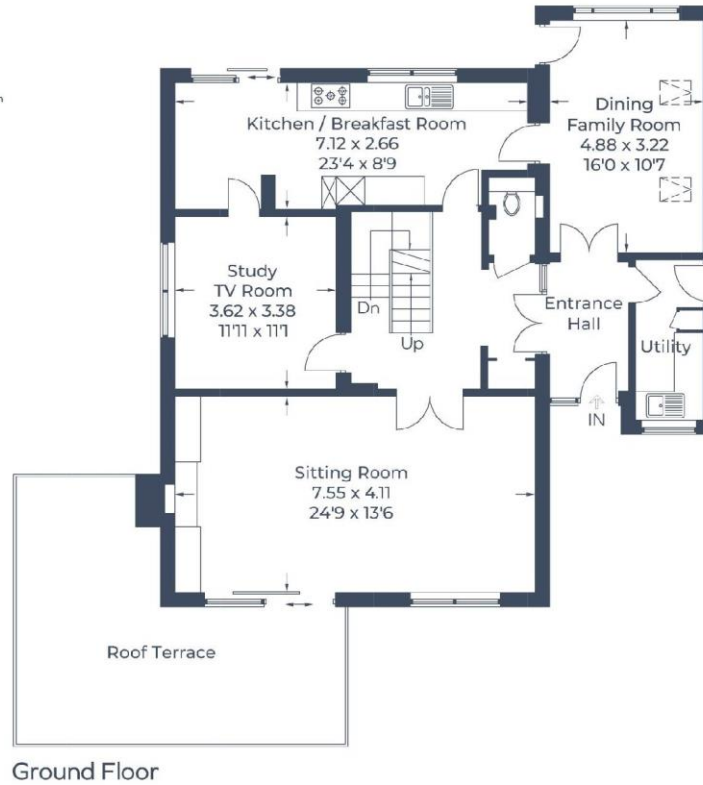
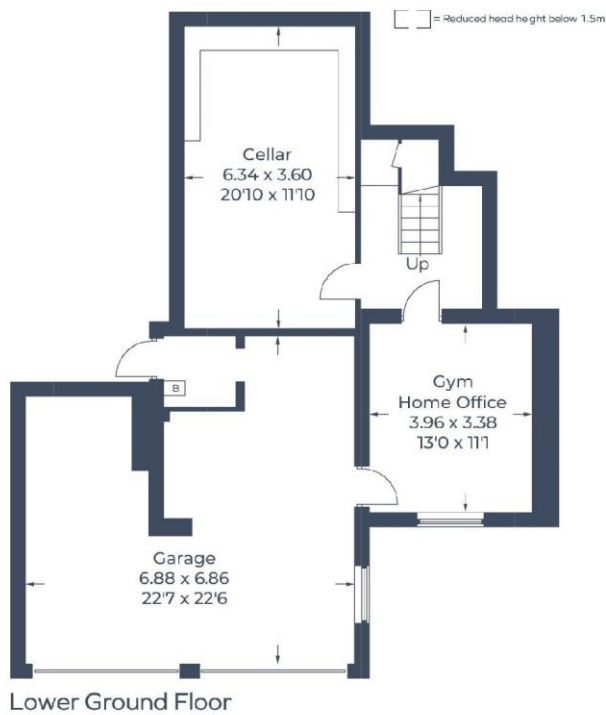
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

Approximate Gross Internal Area = 282.7 sq m / 3,043 sq ft
 Outbuilding = 12.4 sq m / 133 sq ft
 Total = 295.1 sq m / 3,176 sq ft (Including Garage)



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.