



7 RIVER PARK DRIVE, MARLOW
PRICE: £1,300,000 FREEHOLD

am ANDREW
MILSON

**7 RIVER PARK DRIVE
MARLOW
BUCKS SL7 1QT**

PRICE: £1,300,000 FREEHOLD

A superbly appointed and cleverly remodelled four bedroom detached family home situated in this popular and convenient setting within a short stroll and level walking distance of Marlow High Street.

**WELL KEPT & PRIVATE REAR GARDEN:
MAIN BEDROOM WITH ENSUITE SHOWER
ROOM: THREE FURTHER BEDROOMS:
FAMILY BATHROOM: ENTRANCE HALL:
CLOAKROOM: SITTING ROOM: STUDY:
LIVING ROOM: KITCHEN/BREAKFAST
ROOM: UTILITY ROOM:
GARAGE/STORE: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING.**

TO BE SOLD: an attractive and much improved four bedroom detached family home situated in this popular and convenient setting and with views across a central green to the front. River Park Drive is located within easy access of Marlow town centre with an excellent range of 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 HALL** with wooden flooring, stairs to First Floor Landing, front aspect double glazed window with fitted shutter.

CLOAKROOM comprising low level w.c., wash hand basin, wooden flooring, heated towel rail.



SITTING ROOM front aspect room with double glazed window with fitted shutters, recessed fireplace, wooden flooring, radiator, television aerial point.

STUDY side aspect room with double glazed window, fitted desk and cupboards, wooden flooring, radiator.



LIVING ROOM rear aspect room with double glazed sliding doors to Garden, wooden flooring, television aerial point, radiator.



KITCHEN/BREAKFAST ROOM fitted with a matching range of floor and wall units, ample work surfaces space, space for Range style cooker with extractor fan over, one and a half bowl single drainer sink unit, space and plumbing for dishwasher, recess for American style fridge freezer, wooden flooring, double glazed bi-folding doors to garden and door to

UTILITY ROOM fitted with matching floor and walls, one and a half bowl single drainer sink unit, wall mounted central heating boiler, space and plumbing for washing machine and tumble dryer, radiator, wooden flooring, door to side and door to Garage/Store

FIRST FLOOR

LANDING with dual aspect double glazed windows, radiator and access to loft space.



BEDROOM ONE rear aspect room with double glazed window with fitted shutters, range of fitted wardrobes and drawers, radiator, part glazed door to



ENSUITE SHOWER ROOM with double sized tiled and glazed shower, vanity wash hand basin, low level w.c., tiled floor, heated towel rail, double glazed frosted window.



BEDROOM TWO front aspect room with double glazed window with fitted shutters, built in wardrobe, radiator.

BEDROOM THREE side aspect room with double glazed window, built in wardrobes, radiator.

BEDROOM FOUR rear aspect room with double glazed window, built in wardrobe, radiator.

FAMILY BATHROOM with tile enclosed bath and shower over, vanity wash hand basin, low level w.c., tiled floor, heated towel rail.

GARAGE/STORE the original garage has been reduced in size to create a useful storage area with roller door to the front.

OUTSIDE



TO THE REAR of the property is a private area of garden with a circular lawn with shingled path surround, well stocked flower and shrub borders, summerhouse, garden shed, raised planters and mature shaped conifers creating screening to the rear.

TO THE FRONT is driveway parking and gated access to the rear garden

M47580124 **EPC BAND: TBC**

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 left and at the mini roundabout turn left into Station Road. Continue until the crossroads turning right into Lock Road where River Park Drive 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.

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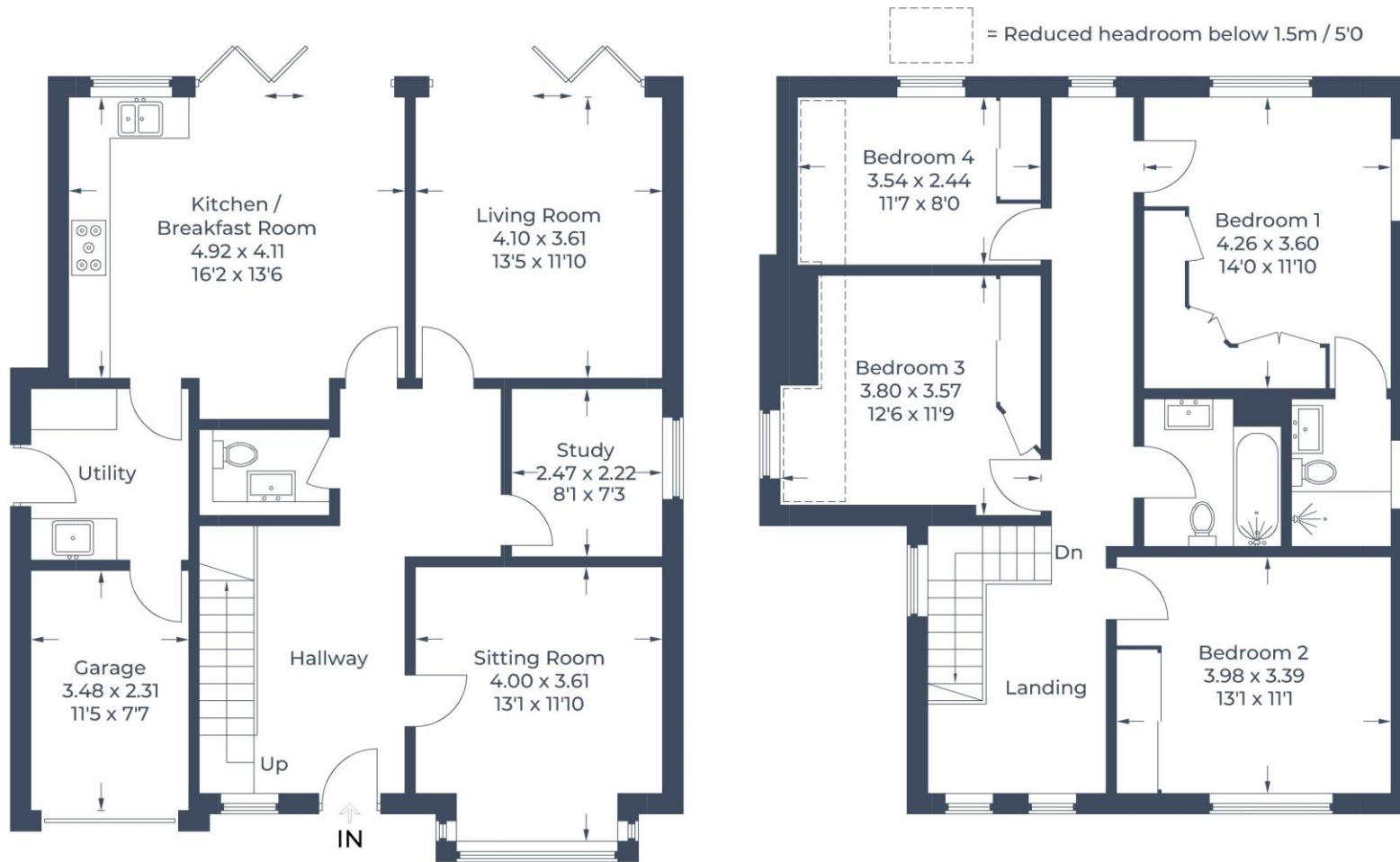
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

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 = 94.4 sq m / 1,016 sq ft
 (Including Garage)
 First Floor = 80.6 sq m / 867 sq ft
 Total = 175.0 sq m / 1,883 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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