



2 KLONDYKE, MARLOW
PRICE: £575,000 FREEHOLD

am ANDREW
MILSON

**2 KLONDYKE
MARLOW
BUCKS SL7 2QQ**

PRICE: £575,000 FREEHOLD

Situated in this convenient cul de sac setting within the heart of the town, an attractive and extremely well presented two bedroom Victorian terrace home.

PRIVATE LOW MAINTENANCE REAR GARDEN: TWO DOUBLE BEDROOMS: REFITTED SHOWER ROOM: SITTING ROOM WITH EXPOSED BRICK OPEN FIREPLACE: DINING ROOM: CLOAKROOM: REFITTED KITCHEN/BREAKFAST ROOM: DOUBLE GLAZED SASH WINDOWS: GAS CENTRAL HEATING TO RADIATORS. SHORT STROLL TO THE HIGH STREET.

TO BE SOLD: a charming two bedroom Victorian home situated within a few hundred yards of Marlow High Street offering a wealth of character and enjoying such features as a refitted kitchen/breakfast room, well planned low maintenance rear garden, two separate reception rooms – both with feature fireplaces, two double bedrooms and a refitted shower room. 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 **SITTING ROOM** a front aspect room with double glazed sash windows, exposed brick open fireplace, stripped wooden flooring, recessed storage cupboards, radiator and panel door to



DINING ROOM a rear aspect room with double glazed sash window, feature fireplace with inset cast iron log burner, wooden flooring and stairs to First Floor Landing.

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



KITCHEN/BREAKFAST ROOM refitted with a matching range of Shaker style floor and wall units, enamel sink, wood effect work surfaces, Neff ceramic hob with extractor fan over, tall cupboard housing oven, grill and combination microwave, integrated fridge freezer, dishwasher and washing machine, concealed central heating boiler, vertical radiator, part vaulted ceiling with inset Velux window, side aspect double glazed windows and doors to garden.

FIRST FLOOR

LANDING access to loft space, wooden flooring.



BEDROOM ONE a front aspect room with double glazed sash window, recessed wardrobes, striped wooden flooring, radiator.

BEDROOM TWO a rear aspect room with double glazed sash window, wooden flooring, built in wardrobe, radiator.



SHOWER ROOM refitted with a double size tile and glazed shower cubicle, vanity wash hand basin, low level w.c., radiator, double glazed frosted sash window, wooden flooring, shelved storage cupboard.

OUTSIDE



TO THE REAR is a pretty garden that has been thoughtfully landscaped with a decked entertaining area to the rear of the house with pergola over, raised planters and pathway leading to the rear of the garden where there is a further raised decked area and summer house. The garden is well enclosed by panelled and lattice fencing, gated side access.



M13430324 EPC BAND: D

COUNCIL TAX BAND: D

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

DIRECTIONS: using the postcode **SL7 2QQ** number 2 can be found towards the far end on the right 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.

allan@attfieldjamesfm.co.uk

www.attfieldjamesfinancialmanagement.co.uk

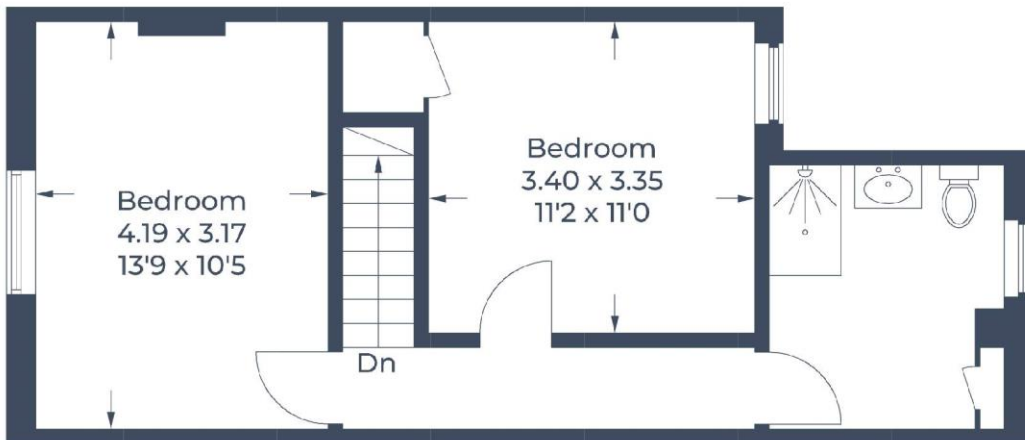
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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 = 42.0 sq m / 452 sq ft
First Floor = 39.0 sq m / 420 sq ft
Total = 81.0 sq m / 872 sq ft



First Floor



Ground Floor

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

© CJ Property Marketing Produced for Andrew Milsom