



17 FINDLAY MEWS, MARLOW
PRICE: £675,000 FREEHOLD

am ANDREW
MILSOM

**17 FINDLAY MEWS
MARLOW
BUCKS SL7 1AP**

PRICE: £675,000 FREEHOLD

A four bedroom town house set in a private gated development within a level walk of Marlow town centre.

**PRIVATE SOUTH FACING REAR GARDEN:
FOUR BEDROOMS:
TWO ENSUITE SHOWER ROOMS:
FAMILY BATHROOM: CLOAKROOM:
LIVING ROOM:
KITCHEN/DINING ROOM:
DOUBLE GLAZING:
GAS CENTRAL HEATING:
INTEGRAL GARAGE: DRIVEWAY PARKING
FOR TWO CARS.
PRIVATE GATED DEVELOPMENT.
NO ONWARD CHAIN.**

TO BE SOLD: this modern light and spacious family home is set over three floors with bright and airy accommodation. The property benefits from having a large south facing rear garden and views over the Thames Valley to the rear from the upper floors and is offered for sale with the benefit of having no onward chain. Marlow Town Centre is within a level walk of the property 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. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

Composite front door to **ENTRANCE HALL** laminate flooring, radiator, storage cupboard and stairs to First Floor.

CLOAKROOM low level w.c., wall mounted basin, radiator, laminate floor.



KITCHEN/DINING ROOM with a range of wall and base units and quartz work surfaces, integrated fridge and freezer, oven and grill, gas hob with extractor hood over, integrated washing machine, wall mounted gas central heating boiler, stainless steel one and a quarter sink and drainer, integrated dishwasher, double glazed window to rear and double glazed doors opening onto rear patio, television aerial point, radiator and laminate flooring.

FIRST FLOOR

LANDING cupboard housing the Megaflow tank, radiator and stairs to Second Floor.



LIVING ROOM a bright south facing room with double glazed sliding doors opening onto Juliette balcony, radiators and television aerial point.



BEDROOM ONE double glazed window to front, television aerial point, fitted wardrobes and radiator.



ENSUITE with enclosed shower cubicle with wall mounted shower unit, wall mounted basin, low level w.c., part tiled walls and heated towel rail.

SECOND FLOOR

LANDING access into loft space, radiator.



BEDROOM TWO double glazed window to front, radiator and television aerial point.

ENSUITE enclosed shower cubicle with wall mounted shower unit, low level w.c., pedestal basin, heated towel rail, part tiled walls and double glazed roof light.

FAMILY BATHROOM suite comprising panel bath with mixer taps and shower attachments, wall mounted basin, low level w.c., heated towel rail and part tiled walls.

BEDROOM THREE double glazed window to rear, radiator and television aerial point.

BEDROOM FOUR double glazed window to rear, radiator.

OUTSIDE

TO THE FRONT is a driveway providing off street parking for two cars.

TO THE REAR is a south facing garden mainly laid to lawn with timber fence surround, paved patio area to the rear of the property and gate opening onto rear access.

INTEGRAL GARAGE metal up and over door, power and light.

To maintain the quality of the development the current **SERVICE CHARGE** is £868.00 p.a. up to 30th September 2024.

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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: from our Marlow office turn right at the top of the high street into Spittal Street, over the mini roundabout into Chapel Street which becomes Little Marlow Road. After about half a mile with Great Marlow School playing fields on the left hand side, just before the BP Service Station the impressive gated entrance to Findlay Mews will be seen on the right hand side. Proceed through the gates turning left where the subject property can be found on the right hand side.

NB The photographs were taken prior to the current rental.

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.

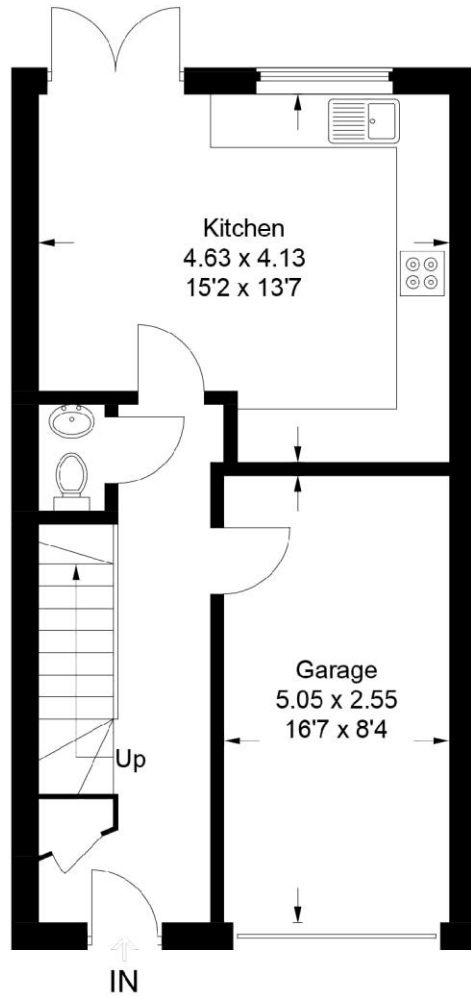
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.



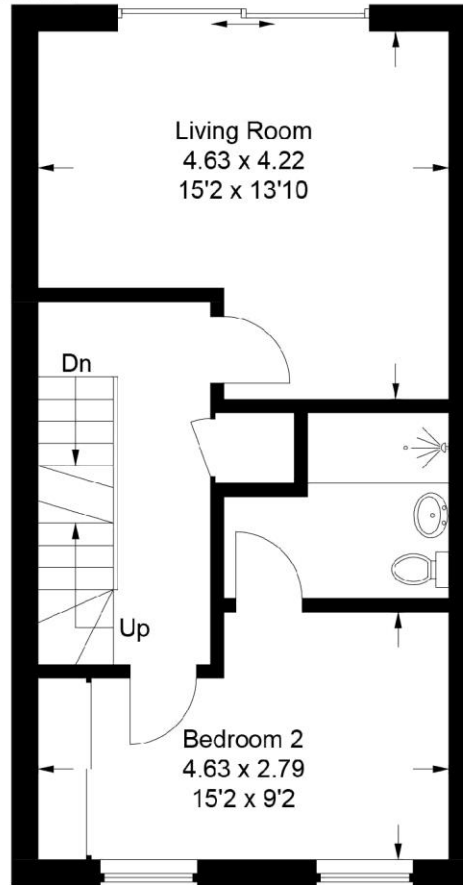
Approximate Gross Internal Area
 Ground Floor = 29.8 sq m / 321 sq ft
 First Floor = 43.9 sq m / 472 sq ft
 Second Floor = 43.5 sq m / 468 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 130.1 sq m / 1,400 sq ft



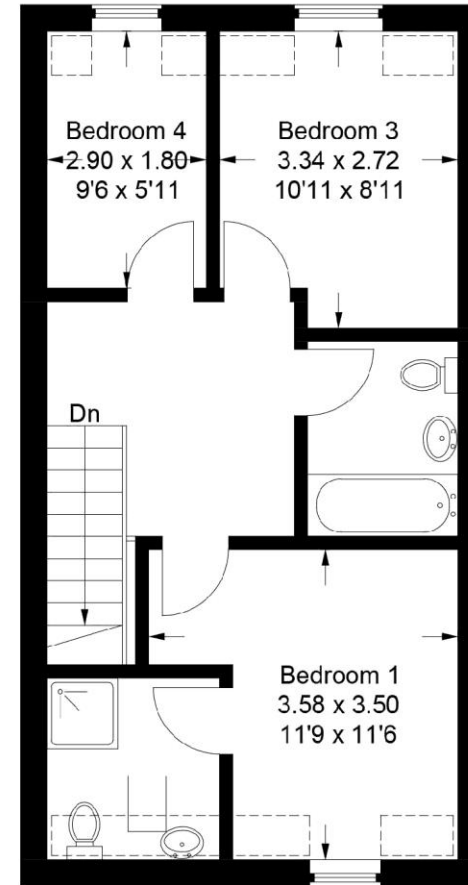
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

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.