



17 SOUTH PLACE, MARLOW
PRICE: £550,000 FREEHOLD

am ANDREW
MILSON

**17 SOUTH PLACE
MARLOW
BUCKS SL7 1PY**

PRICE: £550,000 FREEHOLD

This well presented two bedroom Victorian home is situated in one of Marlow's most popular roads with no through traffic and within an easy walk of the High Street and the railway station.

**ATTRACTIVE REAR GARDEN:
TWO GOOD SIZE BEDROOMS:
REFITTED BATH/SHOWER ROOM:
SITTING ROOM: DINING ROOM:
MODERN FITTED KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING;
PLANNING PERMISSION PREVIOUSLY
GRANTED FOR TWO STOREY EXTENSION:
NO ONWARD CHAIN.**

TO BE SOLD: Situated in this popular tucked away location, South Place is set within a few hundred yards of Marlow High Street and the railway station. This well presented and planned two bedroom mid terrace town house offers particularly good sized first floor accommodation. This fine property has been upgraded in recent years with the refitting of the kitchen and bathroom and elsewhere offers accommodation of much character with many internal features. Outside, is a secluded rear garden with a patio. Marlow High Street has 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, 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:



SITTING ROOM with front door, half tongue and groove panelled walls, wooden flooring, feature fireplace, recess with shelving, radiator, cupboard with meters and consumer unit, double glazed window to the front.



DINING ROOM with wooden floor, double glazed window overlooking the rear garden, shelved recesses to fireplace, stairs to First Floor with cupboard under, radiator and door to



KITCHEN cleverly fitted with a range of modern grey gloss wall and base units with single drainer sink with stainless steel mixer tap, four ring electric hob with oven under and extractor fan over, integrated slimline dishwasher, tiled floor, space for washing machine and dryer, double glazed window to side and door to rear lobby with door to garden.



BATHROOM A White three-piece suite of low level wc, wash basin with vanity cupboard under, bath with shower attachment over, tiles floor and part tiled walls, radiator, double glazed frosted window.

FIRST FLOOR LANDING with access to loft.



BEDROOM ONE with open fireplace, double glazed sash window to front, radiator.



BEDROOM TWO with radiator, double glazed window overlooking the rear garden, deep storage cupboard housing combination boiler.



OUTSIDE

THE REAR GARDEN the enclosed courtyard garden is paved for ease of maintenance, there is an outside tap, two electrical points and right of access across next doors garden.

M47760424

EPC BAND: D

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 High Street office proceed towards the river bridge turning second left into Station Road. Take the third right into Mill Road and first left into South Place where number 17 will be found on the left.

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.

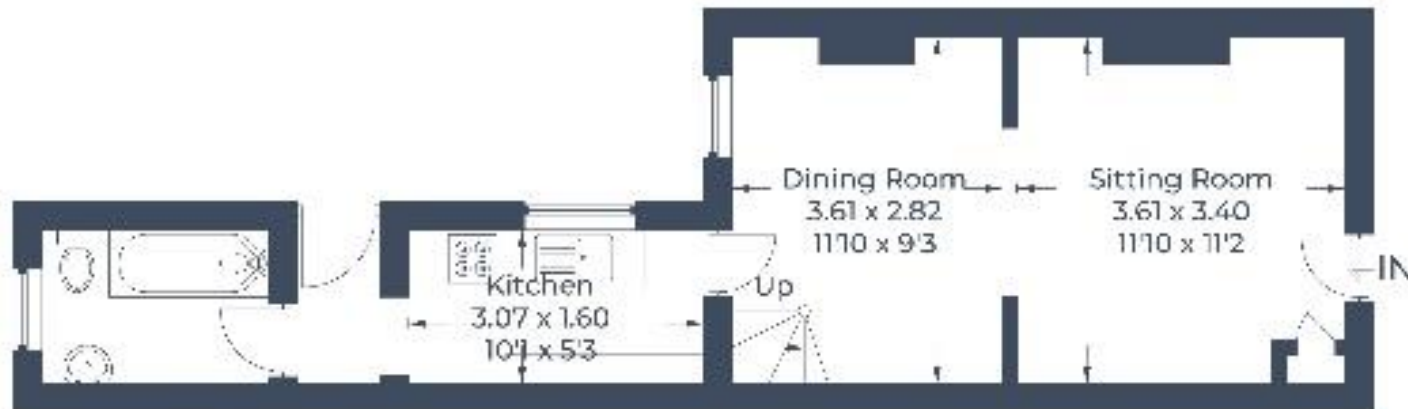
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area = 59.0 sq m / 636 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Andrew Milson