



5 THAMESFIELD GARDENS, MARLOW
PRICE: £1,250,000 FREEHOLD

am ANDREW
MILSON

**5 THAMESFIELD GARDENS
MARLOW
BUCKS
SL7 1PZ**

PRICE: £1,250,000 FREEHOLD

Situated on a sunny south west facing plot in a quiet cul de sac within a few minute's walk of Marlow High Street, a modern three bedroom detached home offering scope for extension subject to planning.

**78FT BY 50FT PLOT: THREE BEDROOMS:
ENSUITE SHOWER ROOM:
FAMILY BATHROOM: CLOAKROOM:
LARGE L SHAPE LOUNGE/DINING ROOM:
FITTED KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING:
DRIVEWAY PARKING: GARAGE.**

TO BE SOLD: This superbly located three bedroom detached house enjoys a sunny plot in sought after Thamesfield Gardens, a prestigious cul de sac off Mill Road which runs down to a delightful stretch of the River Thames. This popular location is conveniently placed within a short level walk, via footpaths to St Peter and then the High Street. Offering manageable accommodation the property also has scope for extension, subject to planning. Marlow has excellent sports and social facilities, a busy High Street 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 stairs to First Floor Landing, cloaks cupboard, radiator.

CLOAKROOM comprising low level w.c., vanity wash hand basin, space and plumbing for washing machine, wall mounted central heating boiler, double glazed window, radiator.



LIVING/DINING ROOM an L shaped triple aspect room with double glazed windows and doors to garden, feature fireplace, radiators, television aerial point.



KITCHEN/BREAKFAST ROOM fitted with a matching range of floor and wall units, granite work surfaces incorporating a breakfast bar, one and a half bowl sink unit, gas hob with extractor fan over, tall cupboard housing oven and grill, space and plumbing for dishwasher, space for fridge, radiator, double glazed window and door to

UTILITY ROOM providing space and plumbing for washing machine and further domestic appliances, up and over door to front, door to Garden connecting door through to the garage

FIRST FLOOR LANDING with double glazed window, airing cupboard.



BEDROOM ONE triple aspect room with double glazed windows, fitted wardrobes and drawers, radiator and door to

ENSUITE SHOWER ROOM comprising tile and glazed shower cubicle, vanity wash hand basin, low level w.c., tiled floor, double glazed window, heated towel rail.



BEDROOM TWO dual aspect room with double glazed windows, fitted wardrobes and drawers, radiator.



BEDROOM THREE double glazed window, pull down fitted double bed, fitted desk, access to loft space, radiator.



FAMILY BATHROOM white suite comprising enclosed panel bath with shower over, low level w.c., vanity wash hand basin, double glazed frosted window, two heated towel rails, tiled floor.

OUTSIDE

To the **FRONT** is a driveway providing off road parking.

SINGLE GARAGE with up and over door, light and power.



THE GARDENS are on three sides of this property and offer a high degree of privacy and low maintenance. There is a good sized paved patio, small area of lawn, well stocked borders, panel fence and mature hedge surround.

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EPC BAND: TBC

COUNCIL TAX BAND: G

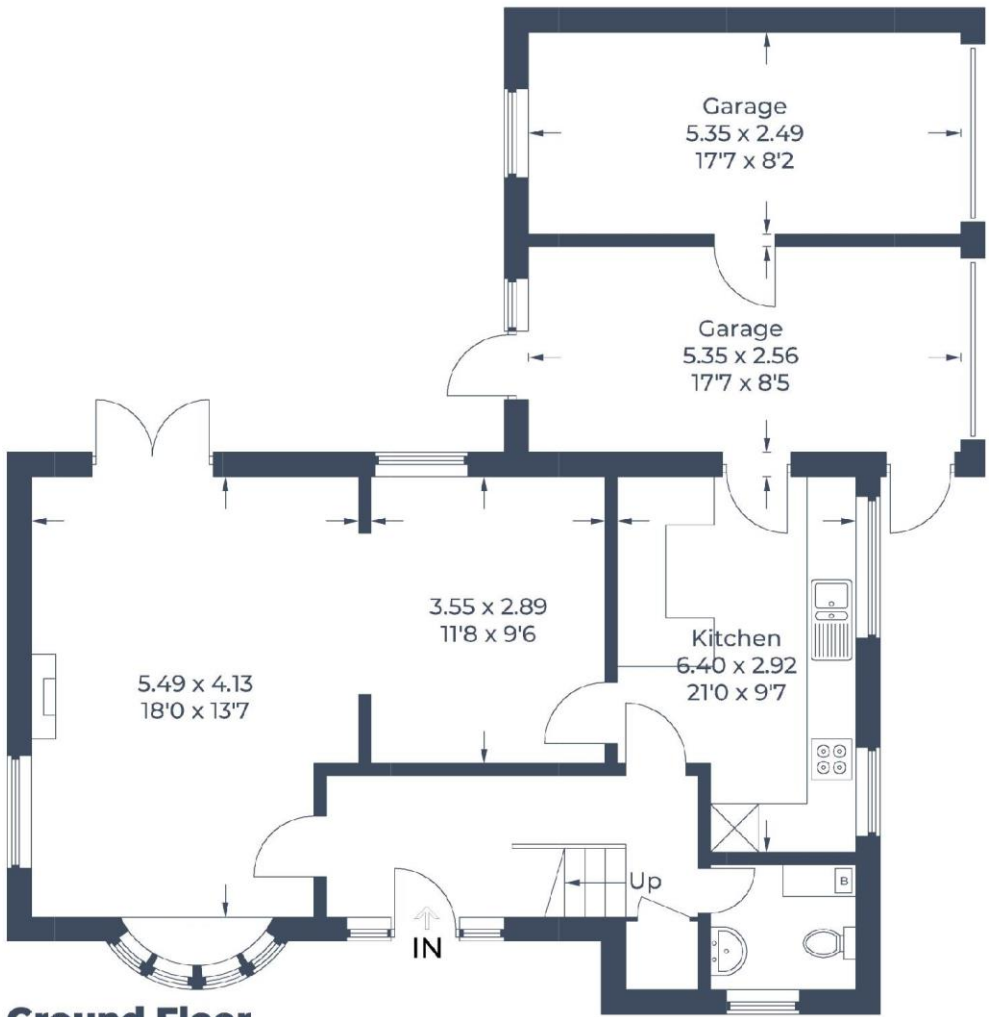
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: using the postcode **SL7 1PZ**, No 5 will be found at the end of the cul de sac on the left

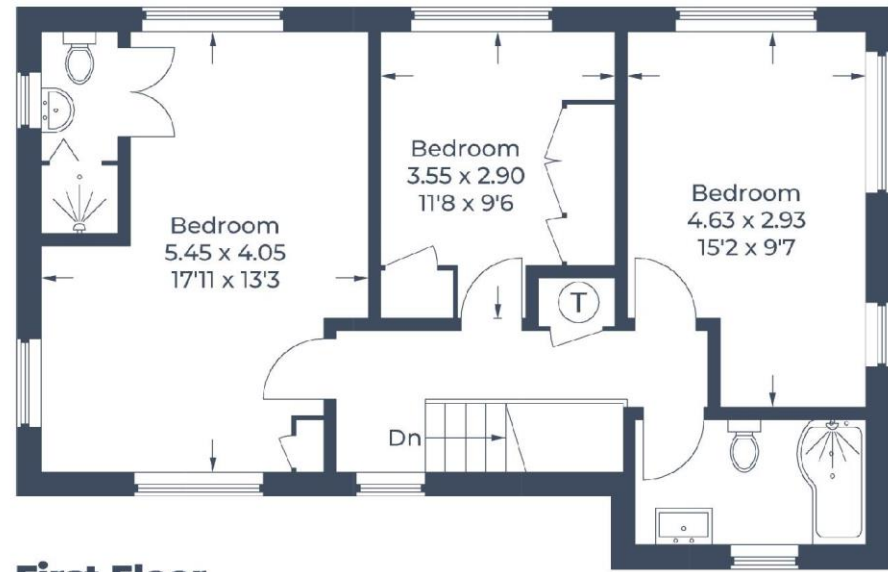
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

Approximate Gross Internal Area
 Ground Floor = 87.8 sq m / 945 sq ft
 First Floor = 58.1 sq m / 625 sq ft
 Total = 145.9 sq m / 1,570 sq ft
 (Including Garages)



Ground Floor



First 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.