



**4 TAYLORS CLOSE, MARLOW**  
**PRICE: £795,000 FREEHOLD**





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MARLOW  
BUCKS SL7 1PR**

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Situated in this convenient cul de sac setting within a few hundred yards of Marlow High Street, a well presented four bedroom terraced home having been thoughtfully extended and much improved over recent times.

**60' REAR GARDEN: MAIN BEDROOM WITH ENSUITE BATHROOM:  
THREE FURTHER BEDROOMS:  
FAMILY BATHROOM: ENTRANCE LOBBY:  
ENTRANCE HALL: CLOAKROOM:  
SITTING ROOM: IMPRESSIVE OPEN PLAN  
KITCHEN/LIVING & DINING AREA:  
DOUBLE GLAZING:  
GAS CENTRAL HEATING TO RADIATORS:  
DRIVEWAY PARKING.**

**TO BE SOLD:** a mature four bedroom home having been extended and considerably improved and now benefiting from well planned and adaptable living accommodation conveniently located within a level walk of Marlow High Street and railway station. 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 **ENTRANCE LOBBY** with double glazed frosted window, laminated wood flooring and glazed door to

**ENTRANCE HALL** with stairs to First Floor Landing with storage cupboard under, laminated wood flooring and radiator.

**CLOAKROOM** comprising low level w.c., suspended wash hand basin, heated towel rail, laminated wood flooring.



**SITTING ROOM** a front aspect room with double glazed window with fitted shutters, television aerial point, radiator.

**OPEN PLAN KITCHEN/LIVING & DINING AREA**



**Kitchen** fitted with a matching range of shaker style floor and wall units, granite work surfaces and a central island/breakfast bar, stainless steel gas hob with extractor fan over and oven below, integrated dishwasher and washing machine, single drainer single bowl sink unit, front aspect double glazed window with fitted shutters, wall mounted central heating boiler, wine cooler.



**Living & Dining Area** with laminated wood flooring, double glazed window and doors to garden, radiator, television aerial point.

**FIRST FLOOR**

**LANDING** with door to Second Floor Landing.



**BEDROOM ONE** a front aspect room with double glazed window with fitted shutters, built in wardrobes, radiator, airing cupboard and door to

**ENSUITE BATHROOM** white suite comprising enclosed panel bath with shower over, pedestal wash hand basin, low level w.c., heated towel rail, Velux window and tiled floor.

**BEDROOM THREE** a front aspect room with double glazed window with fitted shutters, radiator.

**BEDROOM FOUR** a rear aspect room with Velux window, radiator.

**FAMILY BATHROOM** comprising enclosed panel bath with shower over, pedestal wash hand basin, low level w.c., heated towel rail, tiled floor, Velux window.

## SECOND FLOOR



**BEDROOM TWO** with Velux windows, built in wardrobes and eaves access.

## OUTSIDE

**TO THE FRONT** of the property is driveway parking for one car.



**THE REAR GARDEN** which measures approximately 60' (18.29m) in length and benefits from two paved patio areas, an area of lawn and screening provided by panel fencing and brick walling, gated rear access.

**M23570424**      **EPC BAND: TBC**

**COUNCIL TAX BAND: TBC**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

**DIRECTIONS:** using the postcode **SL7 1PR** number 4 can be found 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.

[allan@attfieldjamesfm.co.uk](mailto:allan@attfieldjamesfm.co.uk)

[www.attfieldjamesfinancialmanagement.co.uk](http://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.

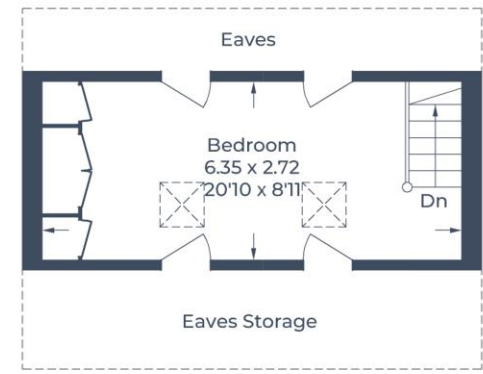
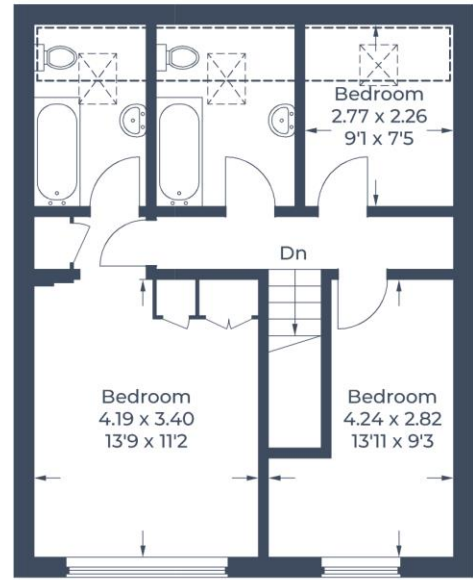
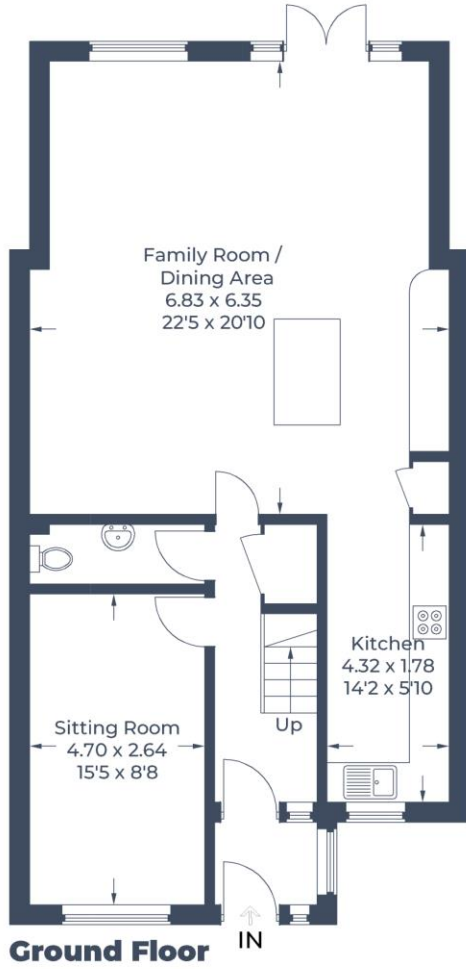
**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**



Approximate Gross Internal Area  
 Ground Floor = 76.3 sq m / 821 sq ft  
 First Floor = 51.1 sq m / 550 sq ft  
 Second = 17.1 sq m / 184 sq ft  
 Total = 144.5 sq m / 1,555 sq ft



 = Reduced headroom below 1.5m / 5'0



**Ground Floor**

**First Floor**

**Second Floor**

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