



HIDDEN WATERS, MARLOW
PRICE: £1,575,000 FREEHOLD

am ANDREW
MILSON

**HIDDEN WATERS
FISHERMANS RETREAT
MARLOW
BUCKS SL7 1NH**

PRICE: £1,575,000 FREEHOLD

Tucked away in a secluded setting close to the River Thames off one of Marlow's most prestigious streets, a superbly presented and stylishly planned three bedroom detached bungalow.

**LOW MAINTENANCE YET PRIVATE
GARDENS: THREE BEDROOMS:
ENSUITE SHOWER ROOM & BATHROOMS:
LIVING ROOM: DINING ROOM:
KITCHEN/BREAKFAST ROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZING: LARGE GARAGE:
SECURED ENTRANCE: PARKING FOR
SEVERAL VEHICLES. NO ONWARD CHAIN.**

TO BE SOLD: tucked away in a private setting within a few minutes' walk of Marlow High Street, this impressive and particularly spacious detached bungalow is especially ideal for those looking to downsize. The property offers well-presented and planned accommodation over one floor and has a secure gated entrance. This impressive home is located off Fishermans Retreat and St Peter Street in a conservation area close to the River Thames and just a few minutes' walk of Marlow High Street. 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:

COVERED ENTRANCE wooden double doors to



ENTRANCE HALL two roof lights, two radiators



LIVING ROOM two radiators, windows overlooking the rear, door to Bedroom and part glazed door to



DINING ROOM with radiator, access to loft, cupboard housing meters, programmer for central heating, electrical consumer unit.



KITCHEN/BREAKFAST ROOM with range of contemporary wall and base units, granite working surfaces, Neff four ring halogen hob, cooker hood, stainless steel back plate, Neff oven, retractable larder, broom cupboard, fridge and freezer, fitted drawers, breakfast bar with inset sink, Miele dishwasher and washing machine, Bosch microwave, two Velux roof lights, radiator, double glazed double doors to patio garden, tiled floor.



BEDROOM ONE double glazed double doors overlooking the rear, radiator, doors to Study and to



ENSUITE BATHROOM white suite of shaped panel bath, wash basin with vanity drawers, low level w.c., Quadrant shower cubicle with shower unit, heated towel rail, extractor fan, medicine cabinet, tiled floor, window overlooking the rear.



BEDROOM TWO radiator, window overlooking the front, recess for double bed with cupboards above, single wardrobe with door concealing entrance to the Garage and sliding door to

ENSUITE SHOWER ROOM full width shower cubicle, glazed doors, shower unit, low level w.c., wash basin with vanity cupboard, tiled floor, heated towel rail, shaver socket..

TO THE FRONT Hidden Waters is approached through a secure remote controlled gate onto a pea shingled drive for the hardstanding of several cars. There is outside light, a tap, maturing shrubs, brick walling, high boundaries providing much seclusion and gated access to side garden.

ATTACHED GARAGE electrically operated up and over door, fitted cupboards, working surface, light, power and opening to **STORE** with appliance space and door to rear garden.

TO THE REAR of the property is a full width flagstone patio with high screening walls providing much privacy with timber garden shed, trellis and outside lighting. There is a secluded side garden with pond, rockery beds and fountain, lighting and gated access to the front. This area is supplied with electricity and is located off the Kitchen so ideal for alfresco dining.



**M47800524 EPC BAND: D
COUNCIL TAX BAND: F**

VIEWING: please arrange to view by phoning **01628 890707** or emailing homes@andrewmilsom.co.uk

DIRECTIONS: using the postcode **SL7 1NH** proceed to the end of St Peter Street turning left into Fishermans Retreat. Bear round to the left and Hidden Waters will be found ahead of you.

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.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



STUDY/BEDROOM THREE range of mirror fronted wardrobes, radiator, window overlooking the front, double wardrobe.

Approximate Gross Internal Area = 148.9 sq m / 1,603 sq ft
(Including Garage)

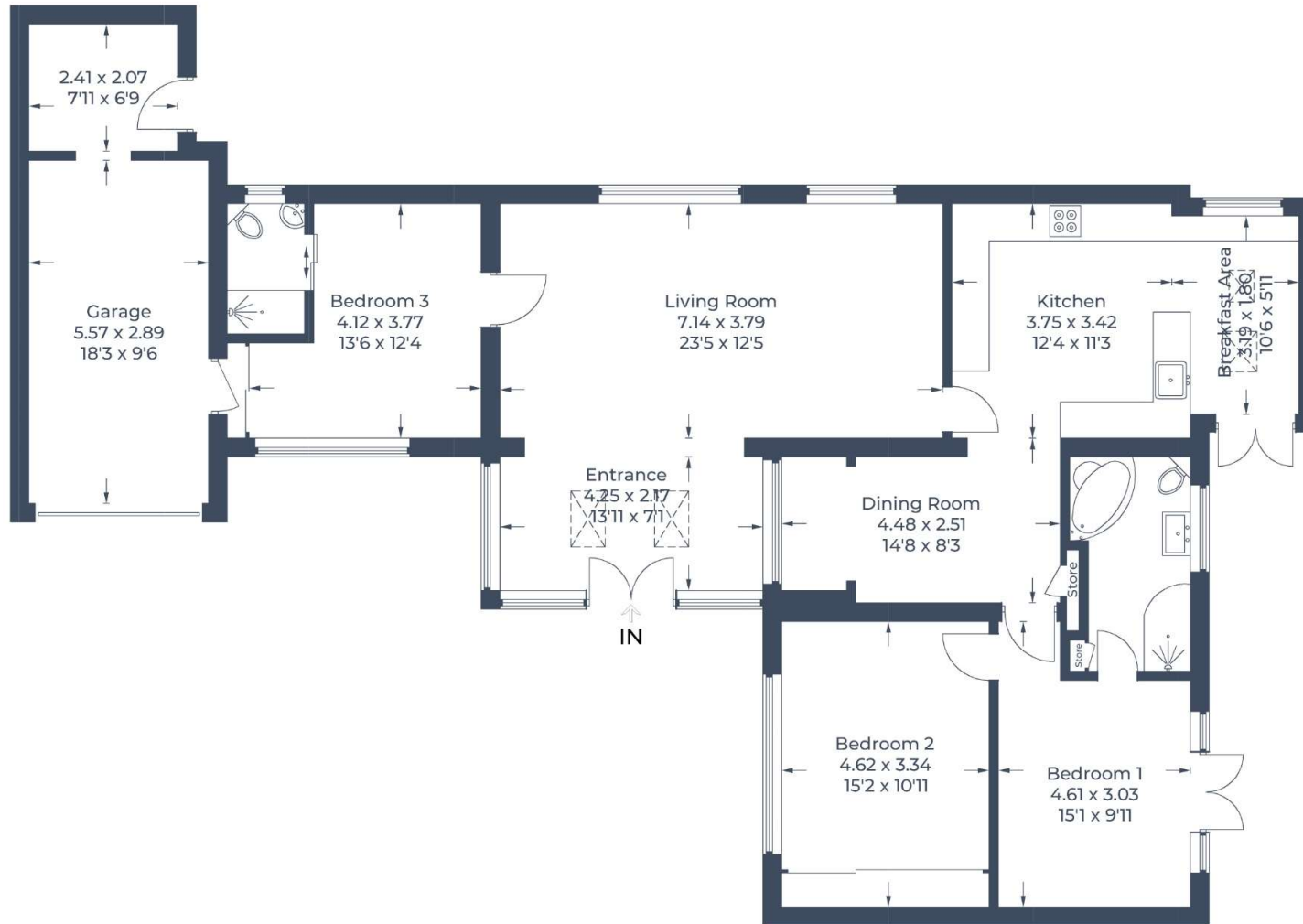


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