



HIDDEN WATERS, MARLOW
PRICE: £1,295,000 FREEHOLD

am ANDREW
MILSOM

**HIDDEN WATERS
FISHERMANS RETREAT
ST PETER STREET
MARLOW
BUCKS SL7 1NH**

PRICE: £1,295,000 FREEHOLD

Tucked away 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: ENSUITE
BATHROOM: LIVING ROOM:
DINING ROOM: KITCHEN/BREAKFAST
ROOM: GAS CENTRAL HEATING:
DOUBLE GLAZING: LARGE GARAGE:
SECURE 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 ideal for those downsizing. The property offers well-presented and planned accommodation over one floor and has a secure gated entrance. The property 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 radiator, access to loft, cupboard housing meters, programmer for central heating and electrical consumer unit.



KITCHEN/BREAKFAST ROOM fitted with contemporary range of wall and base units with 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, recess spot lighting, two Velux roof lights, radiator, double glazed double doors to patio garden, tiled floor.



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



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



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



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

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

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

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

TO THE REAR of the property is a well-planned full width flagstone patio with high screening providing much privacy with timber garden shed, trellis and outside lighting. Whilst this area turns 90 degrees to a secluded area of side garden with pond, rockery beds and fountain, outside 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 contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: using the postcode **SL7 1NH** proceed towards the end of St Peter Street turning left into Fishermans Retreat, bear round to the left and Hidden Waters will be found immediate in front 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**

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



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