



156 LITTLE MARLOW ROAD, MARLOW
PRICE: £925,000 FREEHOLD

am ANDREW
MILSOM

**156 LITTLE MARLOW ROAD
MARLOW
BUCKS SL7 1HN**

PRICE: £925,000 FREEHOLD

This handsome 1920s detached family house has been extended and improved to create spacious family accommodation, well presented throughout, on a good sized south facing plot about three quarters of a mile from the town centre.

**SOUTH FACING 79' REAR GARDEN:
FOUR GOOD SIZED BEDROOMS:
TWO BATHROOMS:
THREE RECEPTION ROOMS:
REFITTED KITCHEN/DINER:
UTILITY ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING:
CAR PORT AND OFF STREET PARKING.**

TO BE SOLD: this characterful four bedroom detached family home has been extended to the rear and is set on a well-established south facing plot approximately three quarters of a mile from Marlow High Street. The property provides ideal family accommodation of four bedrooms, two bathrooms and three reception rooms and a large refitted kitchen/breakfast room with a utility room nearby. The property is within catchment area of a number of excellent primary and secondary schools. It is also ideally placed for access to a thriving High St with a variety of shops, restaurants, bars and pubs, in addition to excellent sporting facilities. Marlow railway station is within walking distance and offers a service, via Maidenhead, into London Paddington. The M4 and M40 are easily accessible with a direct route to London by car. The accommodation comprises:

ENTRANCE PORCH with part glazed front

door to

ENTRANCE HALL with stairs to First Floor, meters, wall thermostat and radiator in cover.



SITTING ROOM a front aspect room with double glazed window, feature fireplace with inset cast iron log burner, laminated wood flooring, television aerial point, storage cupboard, under stairs cloaks recess, radiator



LIVING ROOM with double glazed patio door to rear garden, television aerial point, two radiators.



FAMILY ROOM/STUDY a front aspect room with double glazed bay window, with two radiators.

BATHROOM refitted with white suite of claw foot bath with mixer tap and shower attachment, low level w.c, pedestal basin, towel rail radiator, tiled splash back, extractor fan.

UTILITY ROOM with steam vent for tumble drier, plumbing for washing machine, space for appliances, wall mounted central heating boiler.



DOUBLE ASPECT KITCHEN/DINER recently refitted with a range of high gloss floor and wall units, Quartz work surfaces, single bowl

sink, Neff ceramic hob with pan drawers below and extractor fan over, tall cupboard housing electric double oven, integrated fridge, freezer and dishwasher, rear aspect double glazed window and doors to side leading to the garage, tiled floor, radiator.

FIRST FLOOR

LANDING with front aspect window, access to loft.



BEDROOM ONE rear aspect room with double glazed window, built in mirror fronted wardrobes, radiator.

BEDROOM TWO front aspect room with double glazed window, cast iron fireplace, radiator.

BEDROOM THREE rear aspect room with double glazed window, radiator.

BEDROOM FOUR front aspect room with double glazed window, radiator.



SHOWER ROOM recently refitted with a double sized tiled and glazed shower, vanity wash hand basin, low level wc, fully tiled floor and walls, heated towel rail, double glazed window.

OUTSIDE

TO THE FRONT there is a concrete driveway providing off road parking with conifers and five bar gates forming a screen to the front. To the side of the house is a **CAR PORT** with gate to



THE REAR GARDEN which is south facing, measures approximately 79' (24.08m) in length. It includes a raised paved patio area with pizza oven leading onto a lawned garden with panelled

fence surround and mature conifer surround.



M18660524

EPC BAND: TBC

COUNCIL TAX BAND: TBC

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

DIRECTIONS: from our Marlow High Street office proceed to the obelisk turning right into Spittal Street and over the mini roundabout into Chapel Street which becomes Little Marlow Road. No 156 will be found on the right hand side after Newtown Road and before the turning to Willowmead Gardens.

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 = 85.9 sq m / 925 sq ft
First Floor = 63.2 sq m / 680 sq ft
Total = 149.1 sq m / 1,605 sq ft



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