



180 WEST STREET, MARLOW
PRICE: £750,000 FREEHOLD

am ANDREW
MILSON

**180 WEST STREET
MARLOW
BUCKS SL7 2BU**

PRICE: £750,000 FREEHOLD

An attractive three bedroom brick and flint end town house having been recently improved and conveniently located within a short stroll of Marlow High Street.

**PRIVATE LOW MAINTENANCE GARDEN:
THREE BEDROOMS: MODERN BATHROOM:
ENTRANCE HALL: CLOAKROOM:
LIVING/DINING ROOM:
REFITTED KITCHEN: DOUBLE GLAZING:
ELECTRIC HEATING: GARAGE:
AMPLE DRIVEWAY PARKING.
NO ONWARD CHAIN.**

TO BE SOLD: situated in this popular and extremely convenient setting, a well maintained and recently improved three bedroom end of terrace home offered for sale with no onward chain. This property benefits from such features as a good sized reception room leading onto a private low maintenance garden, refitted kitchen with appliances, garage and driveway parking for three cars. 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 PORCH with stable door to

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

CLOAKROOM white suite comprising low level w.c., suspended wash hand basin, laminated wood flooring, frosted window.



LIVING/DINING ROOM dual aspect room with double glazed windows and glazed door to garden, fireplace, laminated wood flooring, beamed ceiling and electric radiators.



REFITTED KITCHEN fitted with a matching range of Shaker style floor and wall units, granite work surfaces, one and a half bowl sink unit with waste disposal, integrated washing machine, dishwasher and fridge, ceramic hob with extractor fan over and electric oven below, front aspect double glazed window, laminated wood flooring.

FIRST FLOOR

LANDING access to loft space, front aspect double glazed window, airing cupboard.



BEDROOM ONE double glazed window, built in wardrobe, electric radiator.

BEDROOM TWO front aspect room with double glazed window, built in wardrobe, electric radiator.

BEDROOM THREE rear aspect room with double glazed window.



BATHROOM white suite comprising enclosed panel bath with shower over, vanity wash hand basin, low level w.c., heated towel rail, laminated wood flooring, double glazed frosted window.

OUTSIDE

There is a **SINGLE GARAGE** with up and over door and driveway parking for two cars in front. There is an additional parking area to the right hand side of the property.



REAR GARDEN which is predominately paved enclosed by brick walling and screening provided by shaped conifers to the front, gated side access.



M47800624 EPC BAND: TBC

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 2BU** the property can be found on the right hand side. .

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.

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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 = 41.2 sq m / 443 sq ft
First Floor = 39.6 sq m / 426 sq ft
Total = 80.8 sq m / 869 sq ft

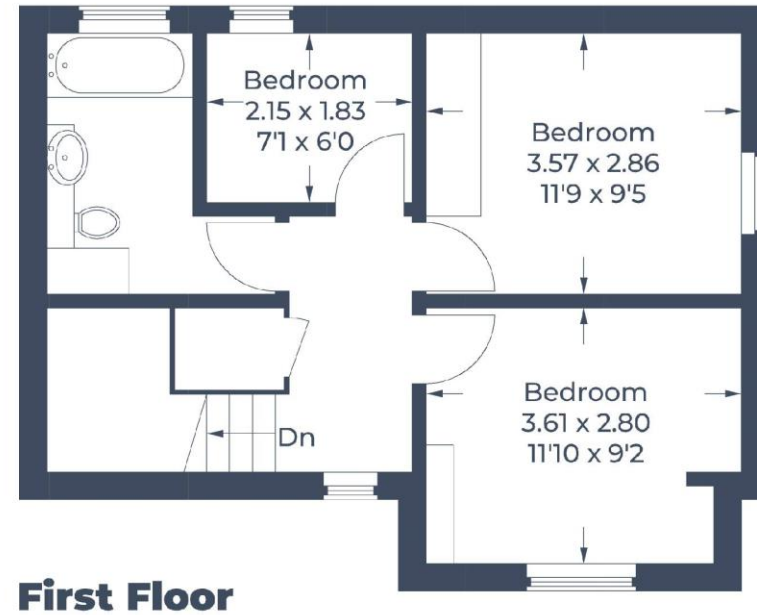
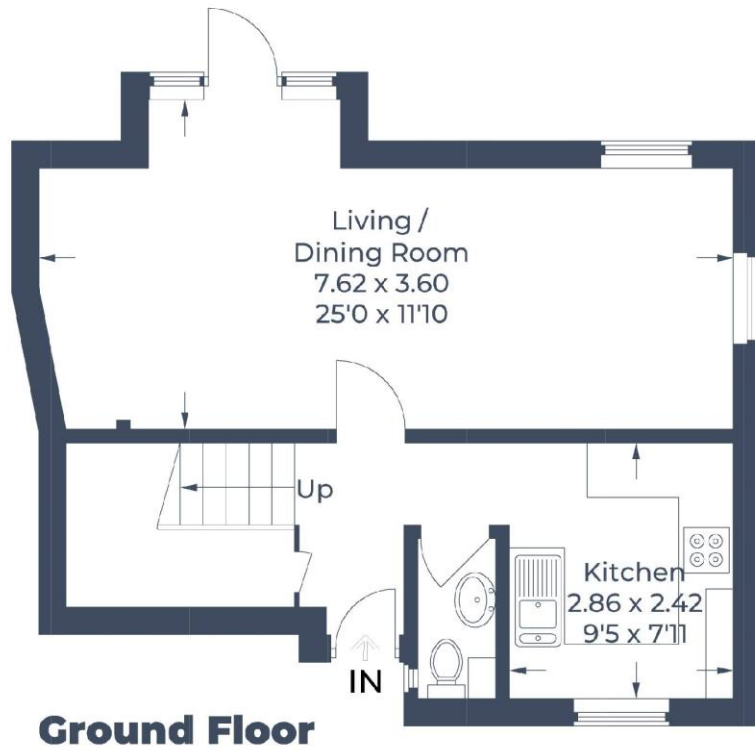


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