



8 FORTY GREEN DRIVE, MARLOW
PRICE: £1,300,000 FREEHOLD

am ANDREW
MILSON

**8 FORTY GREEN DRIVE
MARLOW
BUCKS SL7 2JY**

PRICE: £1,300,000 FREEHOLD

Situated in a pleasant cul de sac on the favoured west side of Marlow and close to Spinfield Primary School, a spacious four bedroom detached home offering scope for further extension, if required.

**115 FT SOUTHERLY PLOT:
FOUR BEDROOMS: ENSUITE SHOWER
ROOM: FAMILY BATHROOM:
CLOAKROOM: FAMILY ROOM: LIVING
ROOM: SNUG: KITCHEN/DINING ROOM:
UTILITY ROOM: GARAGE/STORE:
GAS CENTRAL HEATING:
DOUBLE GLAZING:
PARKING FOR SEVERAL CARS.**

TO BE SOLD: this modern four bedroom detached family home has been extended to the rear to create good sized accommodation to the ground floor and is located in one of Marlow's prime residential areas. Within a short distance is Spinfield Primary School whilst nearby is access to open countryside in Happy Valley which leads to the Henley Road and to beech woodland in Marlow Common. The property is set on high ground in a pleasant cul de sac of similar detached houses, is well placed for access to Sir William Borlase Grammar School and is highly recommended for an internal viewing. The town of 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 outside light, stone step and double glazed front door to

RECEPTION HALL wood floor, radiator, Hive thermostat, cloaks cupboard, stairs to First Floor.
INNER HALL door to Family Room and door to

CLOAKROOM white suite of low level w.c., wash basin with tiled splash back, radiator.

FAMILY ROOM/BEDROOM FIVE radiator, view over the front, range of fitted cupboards.



LIVING ROOM double with wood floor, views to front and rear, two radiators, wood burning stove set in attractive Adam style fireplace with granite hearth.



FITTED KITCHEN refitted with range of gloss wall and base units, granite working surfaces, one and a half stainless steel sinks, Neff five ring gas hob, cooker hood, convection oven with combi microwave oven, Neff dishwasher, tiled floor with underfloor heating, peninsular breakfast bar with range of cupboards and drawers with solid wood surface with seating for three, space for fridge freezer, spot lighting, door to Utility Room, opening to Snug and wide opening to



DINING ROOM with tiled floor with underfloor heating, spot lighting and bi-fold doors onto the patio.

SNUG accessed from the Kitchen with tiled and heated floor, window and double glazed sliding patio doors with view over the garden.

UTILITY ROOM matching wall and base units to the Kitchen, hardwood working surface, inset butler's sink, space and plumbing for washing machine, double glazed door to outside, tiled floor, roof light, space for tumble dryer, cloaks hanging area and door to Garage.

FIRST FLOOR

LANDING radiator, airing cupboard with hanging rail and eaves storage.



BATH/SHOWER ROOM white suite of panel bath, shower attachment, pedestal basin, low level w.c., corner shower cubicle, spot lights, vinyl floor.

GUEST SUITE

BEDROOM TWO radiator, double glazed window with view over garden.



ENSUITE SHOWER ROOM with low level w.c., wash basin, tiled shower cubicle with folding door, extractor fan.

BEDROOM THREE radiator, open wardrobe with shelving and hanging rail, window overlooking the garden.



BEDROOM ONE radiator, double glazed window overlooking the garden.

BEDROOM FOUR/STUDY radiator, two windows overlooking the front.

OUTSIDE

THE FRONT GARDEN includes a paved driveway for the hard standing of several vehicles with shaped lawn area to side, maturing trees and shrubs, outside tap and side access to rear. **GARAGE/STORE** with double doors to front, light, power, loft storage and ideal for the storage of mowers, bikes etc, gas fired boiler and meter cupboard.



THE REAR GARDEN is a feature of the property enjoying a south east aspect with raised flagstone patio leading onto a lawn area with panelled fencing, log store, two timber garden sheds and trellis with well screened boundary to the rear. The rear garden measures approximately 60' x 48' (18.28 x 14.63m).

**M11940524 EPC BAND: D
COUNCIL TAX BAND: G**

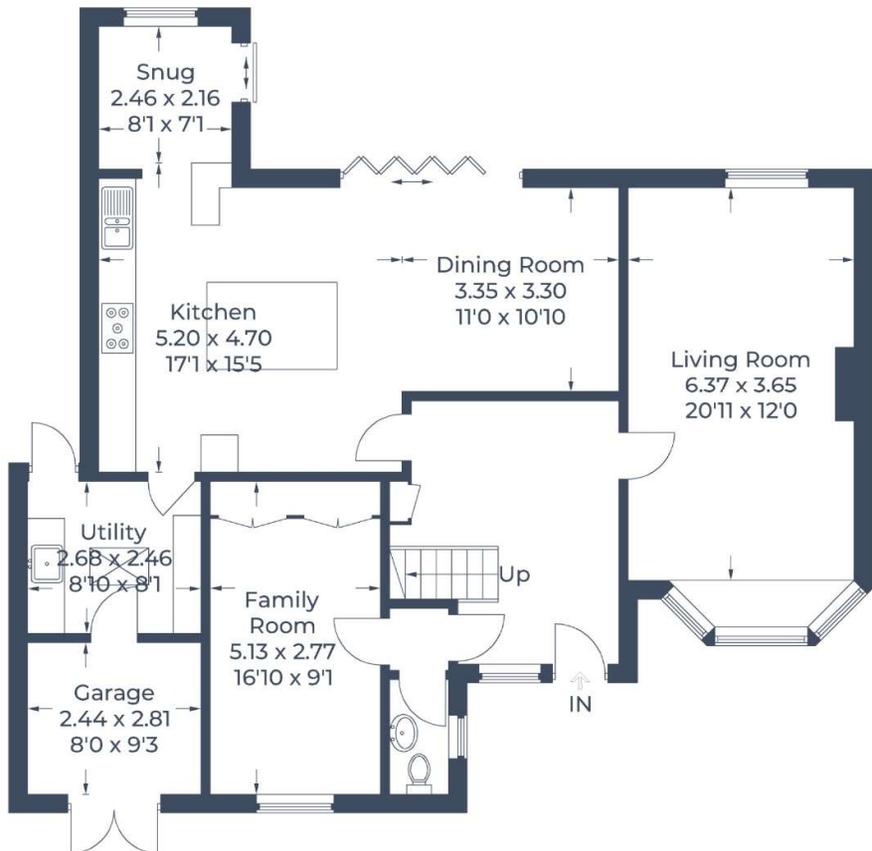
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: using the postcode **SL7 2JY** in proceeding up Spinfield Lane turn right into Forty Green Drive. Number 8 will be found on the right.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage

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 = 113.1 sq m / 1,217 sq ft
 (Including Garage)
 First Floor = 70.7 sq m / 761 sq ft
 Total = 183.8 sq m / 1,978 sq ft



Ground Floor



First Floor

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