



14 CHILTERN ROAD, MARLOW
PRICE: £1,650,000 FREEHOLD

am ANDREW
MILSON

**14 CHILTERN ROAD
MARLOW
BUCKS SL7 2PP**

PRICE: £1,650,000 FREEHOLD

A superbly appointed and cleverly extended detached family home ideally located within walking distance of Marlow town centre and close to open countryside

**PRIVATE LANDSCAPED REAR GARDEN:
IMPRESSIVE MAIN BEDROOM WITH
SUPERB VIEWS, DRESSING ROOM AND EN
SUITE SHOWER ROOM: FOUR FURTHER
BEDROOMS (ONE WITH EN SUITE
FACILITES): FAMILY BATHROOM:
ENTRANCE HALL: CLOAKROOM: SUPERB
OPEN PLAN LIVING, DINING AND KITCHEN
AREA: SITTING ROOM: OFFICE: UTILITY
ROOM: INTEGRAL GARAGE: DRIVEWAY
PARKING: SPINFIELD PRIMARY SCHOOL
CATCHMENT: UNDERFLOOR HEATING &
GAS CENTRAL HEATING TO RADIATORS:
FULLY DOUBLE GLAZED.**

TO BE SOLD: ideally located in this popular and convenient cul de sac setting and with stunning views over open countryside, a stylishly designed and thoughtfully extended five bedroom detached family home is strongly recommended for an internal inspection. Chiltern Road is situated within walking distance of Marlow High St, close to open countryside and within catchment of Spinfield primary school. Marlow High Street with an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:
Panelled front door leading to

ENTRANCE HALL with oak flooring, stairs to first floor landing with storage cupboard under, radiator.

CLOAKROOM white suite comprising low level w.c., vanity wash hand basin, oak flooring.



SITTING ROOM a front aspect room with double glazed window, radiator.



**IMPRESSIVE OPEN PLAN
KITCHEN/LIVING & DINING AREA**
Newly fitted with an extensive range of floor and wall units, electric oven, warmer drawer and microwave, space for fridge/freezer, breakfast bar with inset ceramic hob extractor fan, stainless steel sink with drinking water tap, oak

flooring with under floor heating, integrated dishwasher, zoned lighting, overhead lantern, twin double glazed sliding doors to the rear garden, tv & Sky points,



OFFICE oak flooring and radiator.

UTILITY ROOM fitted with matching floor and wall units, single drainer sink unit, space and plumbing for washing machine and tumble dryer, tiled floor with underfloor heating, door to side and door to **GARAGE**.

FIRST FLOOR

LANDING with front aspect double glazed window, radiator and stairs to second floor.

BEDROOM TWO a dual aspect room with double glazed windows, oak flooring, wardrobes, radiator.

BEDROOM THREE a rear aspect room double glazed sliding doors and Juliette balcony, fitted wardrobe, radiators. Door to

EN SUITE SHOWER ROOM with a tiled and glazed shower, vanity wash basin, low level wc, bidet, heated towel rail.

BEDROOM FOUR a dual aspect room with double glazed windows, radiator.

BEDROOM FIVE a front aspect room with lovely views towards town with double glazed window, radiator.

FAMILY BATHROOM with double sized tile and glazed shower, tile enclosed bath, vanity wash basin, heated towel rail, concealed lighting, tiled floor and double glazed frosted window.

SECOND FLOOR LANDING



MAIN BEDROOM a rear aspect room with superb views through double glazed Cathedral

style windows with fitted shutters, Juliette balcony, radiators, walk in wardrobe and door to

EN SUITE SHOWER ROOM with double sized tile and glazed shower, his and hers wash hand basins, low level wc, bidet, heated towel rail, tiled floor.

DRESSING ROOM with Velux window, fitted wardrobes and drawers, radiator, eaves access.

GARAGE with electrically operated door, central heating boiler, hot water cylinder, water softener, light and power.

OUTSIDE to the front is a driveway providing off road parking, gated side access to both sides leading to



THE REAR GARDEN which offers a high degree of privacy with a full width paved patio area leading up to a lawned garden with panel fence surround. To the rear of the garden is a raised decked seating area with Pergola over. Large garden shed and gated rear access.



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EPC BAND:

COUNCIL TAX BAND:

VIEWING: Please arrange a visit by contacting us on **01628 890707** or **homes@andrewmilsom.co.uk**

DIRECTIONS: using SL7 2PP No. 14 can be found towards the far end of the road on the right.

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 Area = 277.6 sq m / 2988 sq ft
Garage = 16.7 sq m / 180 sq ft
Total = 294.3 sq m / 3168 sq ft
For identification only. Not to scale.
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