



**43 SOUTHVIEW ROAD, MARLOW**  
**PRICE: £1,150,000 FREEHOLD**

**am** ANDREW  
MILSOM

**43 SOUTHVIEW ROAD  
MARLOW  
BUCKS SL7 3JR**

**PRICE: £1,150,000 FREEHOLD**

Situated in a mature residential area close to shops and less than one mile from Marlow High Street, an attractive New England style detached home superbly planned, fitted and decorated and highly recommended for an internal viewing.

**LANDSCAPED FRONT & REAR GARDENS:  
THREE DOUBLE BEDROOMS:  
ENSUITE SHOWER ROOM: FAMILY  
BATHROOM: CLOAKROOM: LIVING ROOM:  
STUDY: KITCHEN/DINING ROOM: SNUG:  
UTILITY ROOM: DOUBLE GLAZING:  
GAS UNDER FLOOR HEATING:  
DRIVEWAY PARKING FOR THREE CARS.**

**TO BE SOLD:** this impressive and surprisingly spacious three bedroom detached house has been tastefully transformed and extended to create a stunning home. An internal inspection will reveal well planned accommodation with top quality fittings throughout. The accommodation includes three double bedrooms, two bath/shower rooms, three reception rooms and a luxurious kitchen/dining room with two ceiling lanterns and a pleasant outlook over the landscaped rear garden aspect. There is a parade of shops in nearby Oaktree Road whilst Marlow town centre 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 at Maidenhead and High Wycombe respectively.

**DIRECTIONS:** using the postcode **SL7 3JR** 43 is towards the junction with Wycombe Road.

**ENTRANCE HALL** wood floor, spotlights, stairs to First Floor, cupboard under, glazed double doors to Kitchen and Living room.

**CLOAKROOM** white suite of low level w.c., wash basin with vanity drawers below, wood floor, heated towel rail, half panel walls, extractor fan.



**STUDY** fitted blinds, wood floor, cupboard with hot water cylinder with pressurised cistern and programme for central heating.



**LIVING ROOM** wood floor, shelved recess, fitted blinds, television aerial point, spotlighting.



**KITCHEN/DINING ROOM** comprehensive range of white wall and base units with quartz working surfaces, grooved drainer, single stainless steel sink, mixer tap, Neff microwave and conventional oven, built in fridge and freezer, retractable larder and bin, AEG dishwasher, island breakfast bar with seating for four, Bosch induction hob with Franke extractor, wine fridge, fitted drawers, stone tiled floor, two ceiling lanterns, spotlighting, space for table, bi-fold door to garden, door to utility room, wide opening to



**SNUG** stone tiled floor, double aspect, television aerial point, spotlighting.

**UTILITY ROOM** matching wall and base units to the Kitchen, space and plumbing for washing machine, space for tumble dryer, electrical consumer unit, further fridge and freezer, glazed door to outside, broom cupboard.

**FIRST FLOOR LANDING** access to full height loft via folding wooden ladder. The loft is fully boarded has two Velux roof lights, four double electric power sockets and the gas fired boiler.



**BEDROOM TWO** double aspect with Dormers to front and rear, vaulted & panelled ceiling with inset spotlights, triple wardrobes, useful eaves storage cupboard.



**BEDROOM THREE** double aspect, spot lighting, and triple wardrobe, eaves storage space.



**BEDROOM ONE** double aspect, eaves storage, two double wardrobes and door to

**ENSUITE SHOWER ROOM** white suite of low level w.c., wash basin with vanity cupboard below, tiled floor, tiled wall surrounds, recess spot lighting, extractor fan, tile and glazed shower cubicle with overhead rose and hand held attachment.



**BATHROOM** white suite of panel bath, shower attachment, overhead rose, low level w.c., wash basin on vanity cupboard, tiled floor and wall surrounds, heated towel rail, spotlighting.

**THE FRONT.** The property is approached over a gravelled in and out driveway with wooden pillars, picket fencing, trellis, brick walling, maturing hedgerow and gated side access with meter cupboards, water tap, lighting and car charging point.



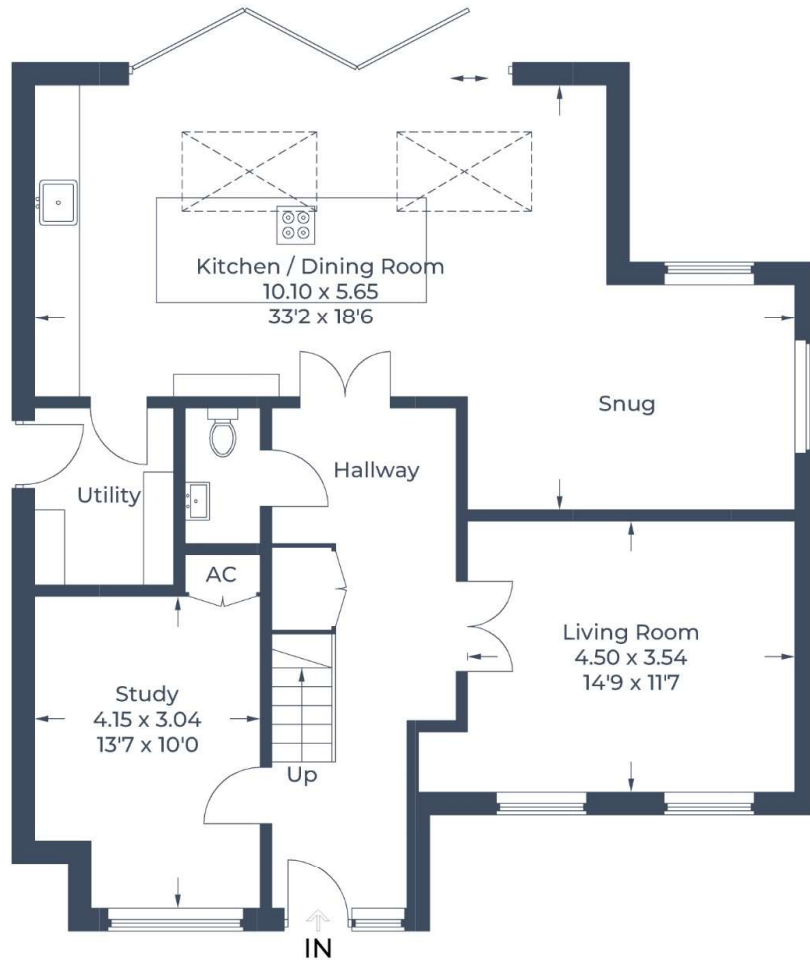
**THE REAR GARDEN** has been superbly landscaped with wide flagstone patio, outside lighting, four electric power sockets, timber garden shed, further side patio, lawn area with raised gravelled sitting area, palm tree, panelled fencing, sun trap patio ideal for alfresco dining with variety of flowers, trees and shrubs. There is gated access at both sides of the property.

**M47810624 EPC BAND: C**  
**COUNCIL TAX BAND: F**

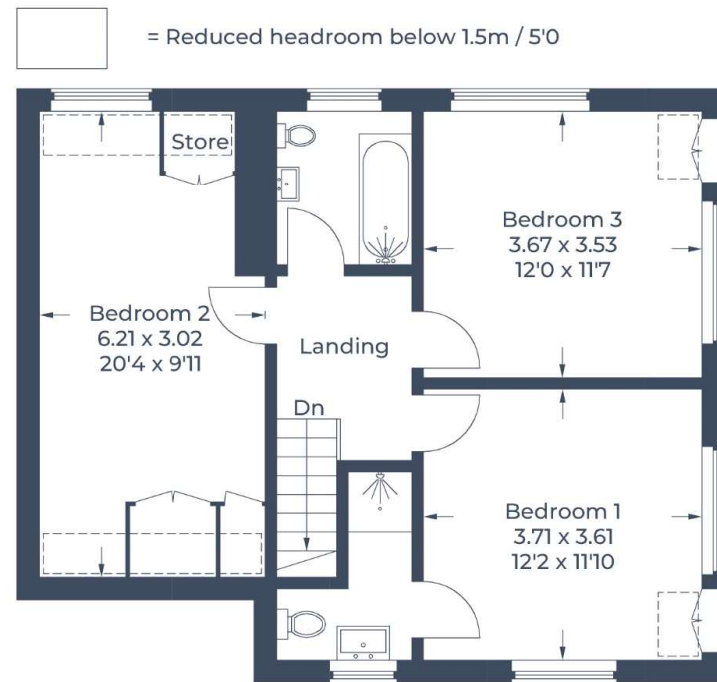
**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or 01628 890707.

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 = 96.3 sq m / 1,036 sq ft  
 First Floor = 60.8 sq m / 654 sq ft  
 Total = 157.1 sq m / 1,690 sq ft



**Ground Floor**



**First Floor**

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