



12 SANDYGATE CLOSE, MARLOW
PRICE: £355,000 LEASEHOLD

am ANDREW
MILSON

**12 SANDYGATE CLOSE
MARLOW
BUCKS SL7 3BB**

PRICE: £355,000 LEASEHOLD

A well-presented first floor two bedroom maisonette situated in this popular residential location within easy access of Marlow town centre.

**SOUTH WEST FACING REAR GARDEN:
TWO DOUBLE BEDROOMS:
BATHROOM: GARDEN ROOM: LIVING
ROOM: KITCHEN/BREAKFAST ROOM:
GAS CENTRAL HEATING TO
RADIATORS: DOUBLE GLAZING:
NO ONWARD CHAIN.**

TO BE SOLD: a two bedroom first floor maisonette offering good sized living accommodation in a pleasant residential area. . The property is set back from the road overlooking an open green and benefits from a larger than average private rear garden with direct access to delightful garden room. This fine home is situated within a third of a mile of Marlow High Street and is linked by a footpath which cuts the corner of Seymour Court Road and Sandygate close. 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:



ENTRANCE HALL/GARDEN ROOM a multi-functional light and airy space, with two sets of double-glazed French doors giving access to the garden, cupboard housing electric meters, tiled flooring, stairs to:

FIRST FLOOR LANDING built in storage cupboard, access to loft space which is part boarded with ladder and lighting.



LIVING ROOM a front aspect room with double glazed front aspect window, radiator, television aerial point



KITCHEN/BREAKFAST ROOM fitted with a range of wooden floor and wall units, roll edge work surfaces with inset stainless steel drainer and one and a half bowl sink unit with chrome mixer tap, tiled borders, space and plumbing for washing machine and dishwasher, fridge and cooker. Bosch extractor. Rear aspect double glazed window with garden views, larder cupboard, radiator, space for breakfast table, tiled floor.



BEDROOM ONE a front aspect room with double glazed windows to the front, radiator, single built in wardrobe.



BEDROOM TWO a rear aspect room with views over the garden built in cupboard housing gas fired combination boiler, radiator.



BATHROOM: white suite comprising enclosed panelled bath with chrome mixer tap and shower attachment, low level w.c., wash hand basin with chrome mixer tap, radiator, part tiled walls, double glazed frosted window.

THE REAR GARDEN: Is a feature of the property being larger than average, south west facing, mainly laid to lawn with screening provided by panelled fencing and mature trees, attractive decked area, water tap.

M19330624 EPC BAND: D
COUNCIL TAX BAND: C

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

DIRECTIONS: using the postcode **SL7 3BB** proceed along Sandygate close number 12 will be found tucked away in the right hand corner

TENURE: LEASEHOLD. The property is held on 125 year lease from 1st August 1983. The current ground rent is £10 per annum and there is an estimated annual service charge for this year of £547.16.



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.

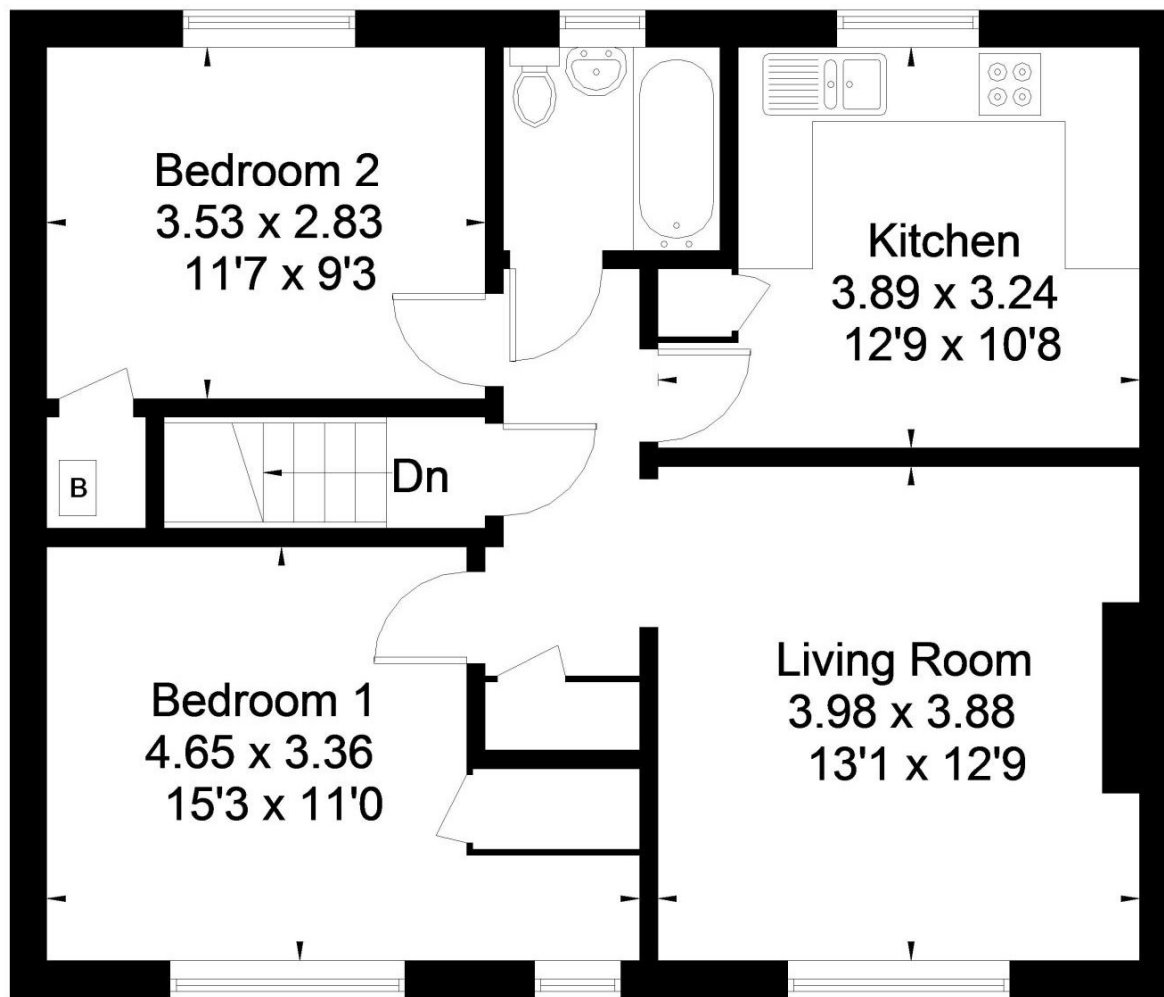
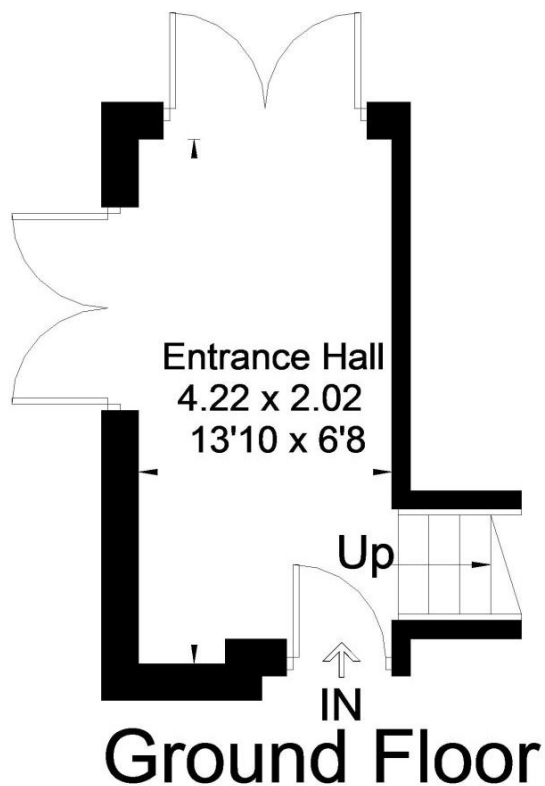


Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

Sandygate, Marlow

Approximate Gross Internal Area
73.9 sq m / 795 sq ft



First Floor

Floorplanz © 2018
0203 9056099 Ref: 222943

This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.