



**19 SEYMOUR COURT ROAD, MARLOW**  
**PRICE: £599,950 FREEHOLD**

**am** ANDREW  
MILSOM

**19 SEYMOUR COURT ROAD  
MARLOW  
BUCKS SL7 3AX**

**PRICE: £599,950 FREEHOLD**

Situated within close proximity of Marlow High Street, a much improved and extended three bedroom semi-detached home worthy of an internal inspection.

**WEST FACING REAR GARDEN:  
THREE BEDROOMS: BATHROOM:  
ENTRANCE HALL: SITTING ROOM:  
REFITTED AND EXTENDED  
KITCHEN/DINER: SHOWER ROOM:  
DOUBLE GLAZING:  
GAS CENTRAL HEATING TO RADIATORS:  
OFF ROAD PARKING. NO ONWARD CHAIN.**

**TO BE SOLD:** a much improved three bedroom semi-detached home that has been recently extended and now benefits from a well-planned kitchen/diner to the rear with doors opening onto a private west facing rear garden. This property is situated within a few minutes' walk of Marlow which 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:

Part glazed front doors to **ENTRANCE HALL** stairs to First Floor Landing, radiator and door to



**SITTING ROOM** a front aspect room with double glazed window, laminated wood flooring, radiator, television aerial point, feature fireplace, under stairs storage cupboard and door to



**KITCHEN/DINER** refitted with a range of Shaker style floor and wall units, granite work surfaces, central island with granite work surfaces, cupboards below and seating, stainless steel gas hob with extractor fan over, tall cupboard housing oven and combination microwave, part vaulted ceiling with Velux windows and double glazed doors to garden, integrated fridge freezer, radiator and underfloor heating to the extended part of this room..

**REAR LOBBY** with utility space, space and plumbing for washing machine and door to side.



**SHOWER ROOM** with tile and glazed shower cubicle, pedestal wash hand basin, low level w.c., underfloor heating, double glazed frosted window.

## **FIRST FLOOR**

**LANDING** access to loft space, side aspect double glazed window.



**BEDROOM ONE** a front aspect room with double glazed window, laminated wood flooring, radiator.

**BEDROOM TWO** a rear aspect room with double glazed window, laminated wood flooring, radiator and airing cupboard.

**BEDROOM THREE** a rear aspect room with double glazed window, laminated wood flooring, radiator.

**BATHROOM** comprising enclosed panel bath with shower over, pedestal wash hand basin, low level w.c., tiled floor.

## OUTSIDE

**TO THE FRONT** of a property there is a driveway providing off road parking and gated side access leading to



**THE REAR GARDEN** where there is a paved patio area leading to the remainder of the garden which is predominantly laid to lawn with panel fence surround and summer house. There are west facing views towards open countryside.

**M17810724**

**EPC BAND: C**



**COUNCIL TAX BAND: D.**

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

**DIRECTIONS:** using the postcode **SL7 3AX** the subject property can be found after a short distance on the left hand side identified by an Andrew Milsom 'For Sale' board.

### **MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

[allan@attfieldjamesfm.co.uk](mailto:allan@attfieldjamesfm.co.uk)

[www.attfieldjamesfinancialmanagement.co.uk](http://www.attfieldjamesfinancialmanagement.co.uk)

***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.

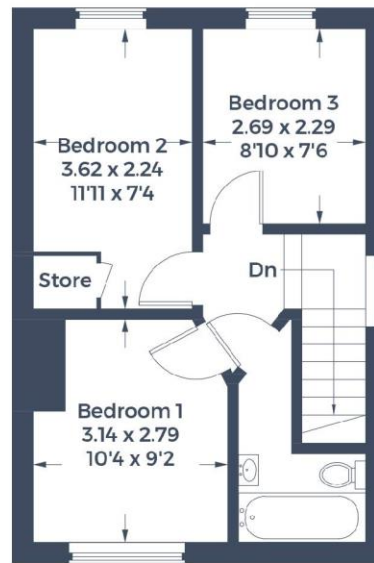
**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**

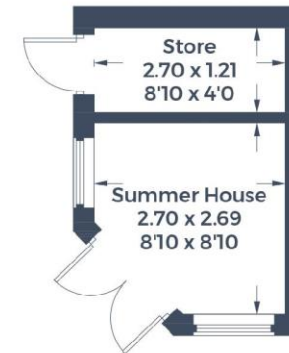
Approximate Gross Internal Area  
 Ground Floor = 55.8 sq m / 601 sq ft  
 First Floor = 34.1 sq m / 367 sq ft  
 Outbuilding = 10.3 sq m / 111 sq ft  
 Total = 100.2 sq m / 1,079 sq ft



**Ground Floor**



**First Floor**



**Outbuilding**  
 (Not Shown In Actual  
 Location / Orientation)

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