



10 MAPLE RISE, MARLOW
PRICE: £825,000 FREEHOLD

am ANDREW
MILSON

**10 MAPLE RISE
MARLOW
BUCKS SL7 1HQ**

PRICE: £825,000 FREEHOLD

An extremely well appointed and extended four bedroom semi-detached home providing well-kept and spacious living accommodation worthy of an internal inspection.

**PRIVATE WEST FACING REAR GARDEN:
MAIN BEDROOM WITH ENSUITE SHOWER
ROOM: THREE FURTHER BEDROOMS:
FAMILY BATHROOM: ENTRANCE HALL:
CLOAKROOM: SITTING ROOM:
LIVING ROOM: KITCHEN/DINER:
DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING.
CONVENIENT CENTRAL LOCATION.**

TO BE SOLD: situated within a short stroll of Marlow High Street, a much improved and extended four bedroom family home providing well-appointed and good sized living accommodation worthy of an internal inspection. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with 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 door to **ENTRANCE HALL** with tiled floor, cloaks cupboard, radiator and stairs to First Floor Landing.

CLOAKROOM white suite comprising low level w.c., vanity wash hand basin, tiled floor and walls, understairs storage cupboard.



SITTING ROOM a front aspect room with double glazed window, cast iron fireplace, laminated wood flooring, television aerial point, fitted shelving with cupboards under and radiator.



LIVING ROOM a rear aspect room with double glazed doors to garden, cast iron feature gas fire, laminated wood flooring, television aerial point and radiator.

KITCHEN/DINER fitted with a matching range of Shaker style floor and walls units, granite work surfaces, space for Range style cooker with extractor fan over, integrated washing machine and dishwasher, tiled splashbacks, dual aspect double glazed window and doors to garden, tiled floor, radiator, concealed central heating boiler.



FIRST FLOOR

LANDING access to loft space, side aspect double glazed frosted window and radiator.



BEDROOM ONE a rear aspect room with double glazed window, range of built in wardrobes, radiator and door to

ENSUITE SHOWER ROOM with tiled and glazed shower cubicle, vanity wash hand basin, low level w.c., heated towel rail and tiled floor.

BEDROOM TWO a front aspect room with double glazed window and radiator.

BEDROOM THREE a rear aspect room with double glazed window, shelved cupboard and radiator.

BEDROOM FOUR a side aspect room with double glazed window and radiator.



BATHROOM comprising enclosed panel bath with mixer taps and shower attachment, vanity wash hand basin, separate tiled and glazed shower cubicle, fully tiled walls and floor, low level w.c., heated towel rail, double glazed frosted window.

OUTSIDE

TO THE FRONT is a herringbone driveway providing off road parking. Gated side access leads to



THE REAR GARDEN is an attractive feature of this property and extremely private with screening provided by shaped laurel bushes and panel fencing, good sized pebbled patio area leading onto the remainder of the garden which is laid to lawn with

well stocked flower and shrub borders, timber garden shed.



M47830624 EPC BAND: TBC

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 1HQ**.

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.

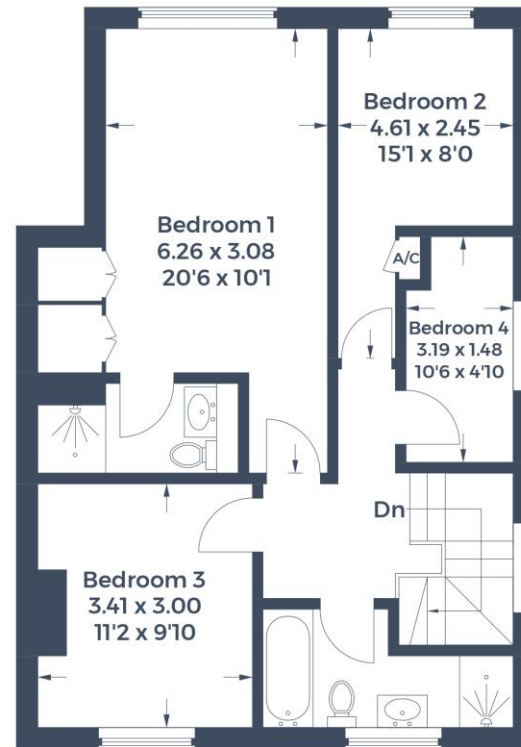
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 68.2 sq m / 734 sq ft
First Floor = 61.9 sq m / 666 sq ft
Total = 130.1 sq m / 1,400 sq ft



Ground Floor



First Floor

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.

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