



29 GUNTHORPE ROAD, MARLOW
PRICE: £439,950 FREEHOLD

am ANDREW
MILSON

**29 GUNTHORPE ROAD
MARLOW
BUCKS SL7 1UH**

PRICE: £439,950 FREEHOLD

This spacious three bedroom mid terraced home is situated about a mile from the town centre and offers well planned accommodation worthy of an internal inspection.

**LOW MAINTENANCE GARDENS:
THREE BEDROOMS:
REFITTED SHOWER ROOM:ENTRANCE
HALL: CLOAKROOM: LIVING ROOM:
MODERN KITCHEN:
GAS FIRED CENTRAL HEATING:
DOUBLE GLAZING: GARAGE**

TO BE SOLD: This well presented home is situated about a mile level walking distance from Marlow town centre 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:

ENTRANCE PORCH with part glazed front door to:

ENTRANCE HALL with stairs to First Floor with recess under, deep storage cupboard, radiator.

CLOAKROOM with white low level w.c., corner wash basin with tiled splash back.



LIVING ROOM double glazed bay window to front, laminated wood flooring, radiator, door to



KITCHEN/DINER matching range of wall and base units with single drainer stainless steel sink unit with cupboards under, work surfaces, stainless steel gas hob with electric oven below, space and plumbing for washing machine, space for fridge, space and plumbing for dishwasher, rear aspect double glazed windows and door to garden.

FIRST FLOOR

LANDING with access to loft, cupboard housing central heating boiler, built in cupboard.



BEDROOM ONE a front aspect room with double glazed window, range of bedroom furniture including wardrobes and drawers, laminated wood flooring, radiator.



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

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



SHOWER ROOM refitted with double sized tiled and glazed shower, pedestal wash basin, , fully tiled walls, radiator, tiled floor.

OUTSIDE

TO THE FRONT the garden has been gravelled with flagstone path to the front door and picket fencing.



TO THE REAR the garden is enclosed by panelled fencing and is predominately laid to shingle with a paved patio area. Garden shed and gated rear access.

GARAGE in a nearby block with up and over door.

M23440724 **EPC BAND: C**

COUNCIL TAX BAND: D

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

DIRECTIONS: from our Marlow High Street office turn right at the top of the High Street into Spittal Street and across the mini roundabout into Chapel Street. Following this road for just over half a mile, turn right at the next mini roundabout into Wiltshire Road and the right hand turning into Gunthorpe Road will be seen towards the end on the right. No 29 is on the right.

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

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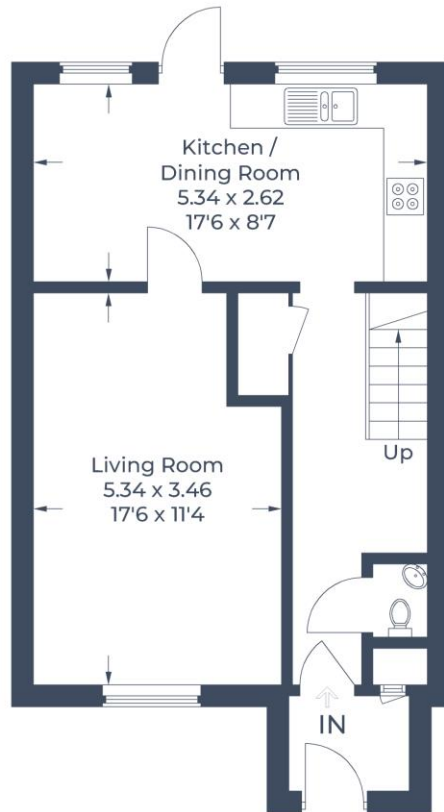
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

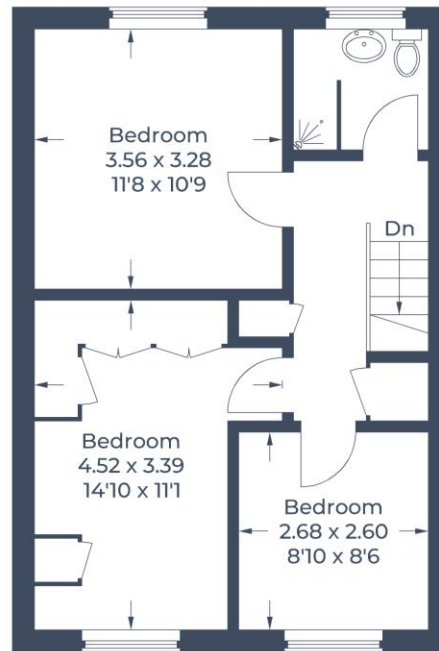
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

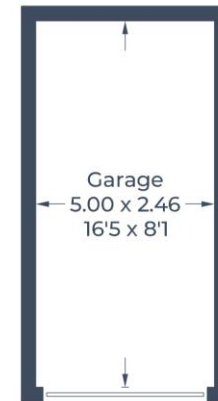
Approximate Gross Internal Area
Ground Floor = 46.9 sq m / 505 sq ft
First Floor = 44.3 sq m / 477 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 103.4 sq m / 1113 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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