



62 HILLSIDE ROAD, MARLOW
PRICE: £750,000 FREEHOLD

am ANDREW
MILSON

**62 HILLSIDE ROAD
MARLOW
BUCKS SL7 3LB**

PRICE: £750,000 FREEHOLD

Situated on rising ground less than a mile from Marlow High Street, this superbly presented and tastefully extended three bedroom semi-detached home offers scope for a loft conversion, if required.

**75FT LANDSCAPED REAR GARDEN:
THREE BEDROOMS: REFITTED SHOWER
ROOM & CLOAKROOM: LIVING ROOM:
SUPERB KITCHEN/DINING ROOM:
UTILITY ROOM: DOUBLE GLAZING
RADIATOR/UNDERFLOOR GAS FIRED
HEATING: DOUBLE GLAZING:
PARKING FOR THREE CARS:
CAR PORT: SINGLE GARAGE.**

TO BE SOLD: this superbly presented semi-detached home is situated in one of Marlow's most sought after and well established residential areas close to local shops yet within a mile of Marlow High Street. The property has been extended to the ground floor to create a superb kitchen/dining room overlooking the impressive landscaped gardens and was tastefully redecorated and refitted in 2019. Situated in the popular Sandygate Primary school catchment, a viewing of this impressive property is highly recommended. 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:

COVERED ENTRANCE double glazed front door

ENTRANCE HALL stairs to First Floor, cupboard, radiator and wall thermostat.

CLOAKROOM refitted white suite of low level w.c., wash basin, tiled walls, extractor fan and light.



LIVING ROOM attractive wood burning stove, marble surround, stone fireplace, plantation shutters, tv aerial point, coved ceiling, radiator, part glazed door to



KITCHEN/DINING ROOM



Kitchen fitted with grey coloured wall and base units, contrasting granite working surfaces, stainless steel sink, mixer tap, grooved work surface, Neff induction hob with stainless steel back plate, cooker hood, Bosch double oven, fridge freezer, dishwasher, drawers, breakfast bar with seating for three, bi-fold doors to side garden, wine fridge, larder, underfloor heated tiled floor, opening to **Dining Area** double aspect, underfloor heated tiled floor.



UTILITY ROOM single drainer stainless steel sink, mixer tap, working surfaces, space and plumbing for washing machine, space for tumble dryer, underfloor heated tiled floor, cloaks cupboard with underfloor heating manifolds, Worcester gas fired boiler, glazed door to outside, cupboards, shelving.

FIRST FLOOR LANDING with access to loft via retractable ladder, airing cupboard with lagged hot water cylinder, shower pumps with immersion heater.

BEDROOM ONE radiator, plantation shutters to bay window with superb view over the town, range of fitted wardrobes.



BEDROOM TWO fitted wardrobes, radiator, wash basin, tiled surrounds, double glazed window with view over rear garden.



BEDROOM THREE radiator, double glazed window with view towards the town, deep wardrobe.



SHOWER ROOM full width shower cubicle, overhead rose, hand held attachment, tiled walls, wash basin with vanity drawers, mirror, low level w.c. heated towel rail, tiled floor.

OUTSIDE

TO THE FRONT is a landscaped garden with well stocked flower and shrub beds, brick retaining walls, steps to front door, paved parking for several cars. **CAR PORT** tap, meter cupboards, gated access to side garden. **SINGLE GARAGE** light, power, up and over door and rear store.

THE REAR GARDEN is a feature of the property and approximately 75ft (22.86m) in depth with attractive paved courtyard with trellis, steps up to a



raised patio, ideal for alfresco dining with a timber summer house and shed to side, path leading to the main garden with a pond, well stocked flower and shrub borders, shaped lawn area, winding path, rose arbour opening to a secluded garden area, gravelled and stocked with a variety of shrubs, plants and flowers and a mature Eucalyptus tree



M47890824 **EPC BAND: TBC**
COUNCIL TAX BAND: E

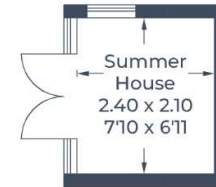
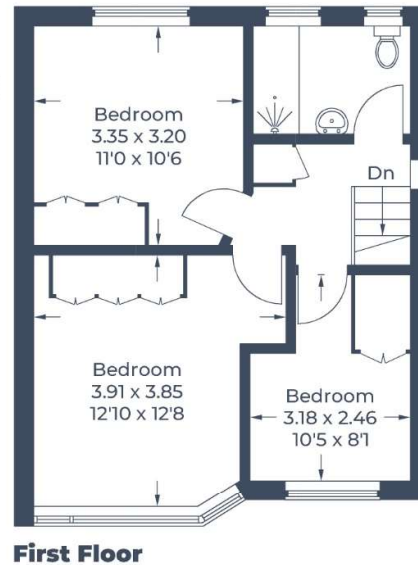
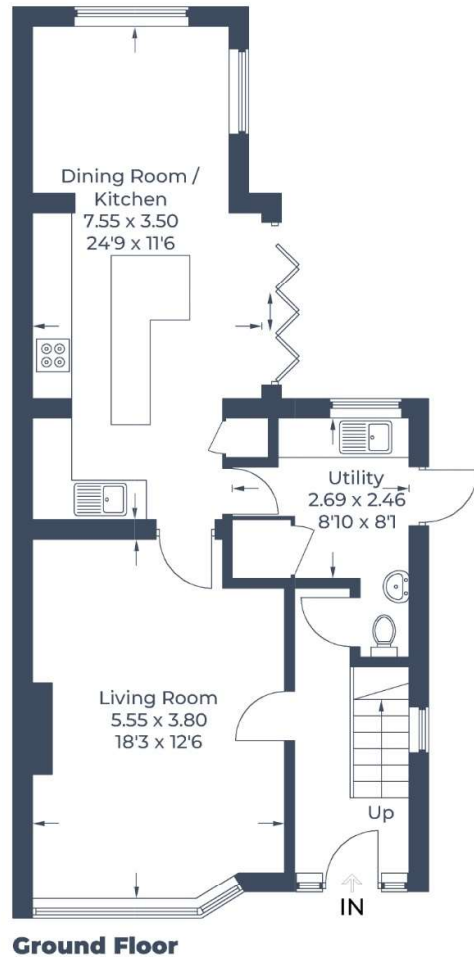
VIEWING: Please contact our Marlow office
homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: using **SL7 3LB** and on approaching from Oak Tree Road. No 62 is on the left.

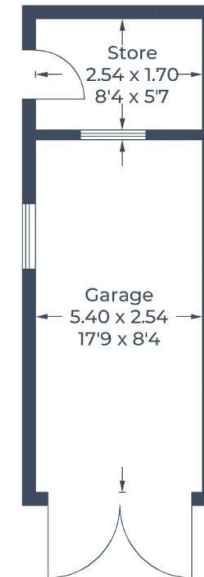
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage

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.

Approximate Gross Internal Area
 Ground Floor = 61.3 sq m / 660 sq ft
 First Floor = 41.1 sq m / 442 sq ft
 Summer House = 23.5 sq m / 253 sq ft
 Total = 125.9 sq m / 1,355 sq ft



(Not Shown In Actual Location / Orientation)



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