



36 CROWN ROAD, MARLOW
PRICE: OFFERS IN EXCESS OF £450,000 FREEHOLD

am ANDREW
MILSON

**36 CROWN ROAD
MARLOW
BUCKS SL7 2QG**

OFFERS IN EXCESS OF £450,000

Situated within a short walk of Marlow High Street in a pleasant one way street bordering Riley Recreation Ground, a two/three bedroom mid terrace Victorian house requiring modernisation throughout.

30FT REAR GARDEN: THREE FIRST FLOOR BEDROOMS: LIVING ROOM: DINING ROOM: KITCHEN: BATHROOM: GAS CENTRAL HEATING: DOUBLE GLAZING: SINGLE PARKING SPACE: PERMIT PARKING AVAILABLE.

TO BE SOLD: this attractive mid terrace Victorian cottage occupies a particularly convenient location within a short walk of Marlow High Street. The property offers SCOPE FOR RENOVATION and with three first floor bedrooms has one room which could be converted into a bathroom, if required. Elsewhere, the property has features of fireplaces and quarry tiled floors whilst outside there is a private rear garden lading to a single parking spaces accessed from Klondyke. 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 stone step, front door to



LIVING ROOM double glazed bay window, cast iron fireplace, meter cupboard, radiator and door to

INNER HALL quarry tiled hearth, stairs to First Floor, wall thermostat and door to

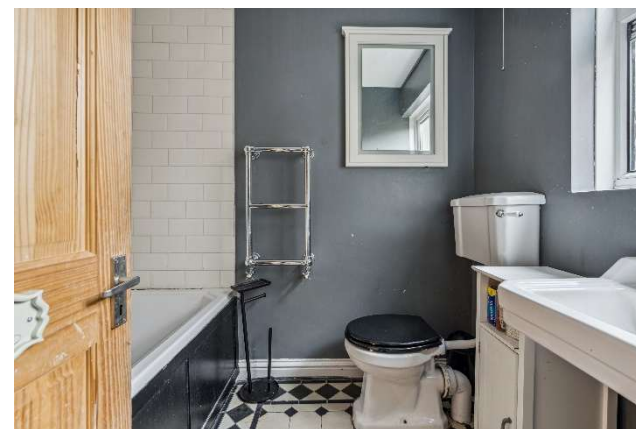


DINING ROOM radiator, under stairs recess and storage cupboard, opening to



KITCHEN range of wall and base units, slim line dishwasher, single drainer sink unit, range style cooker with hood over, space and plumbing for washing machine, double glazed door to outside, tiled floor.

REAR LOBBY larder cupboard, tiled floor, recess for fridge freezer and door to



BATHROOM white suite of panel bath, shower attachment and separate shower unit, heated towel rail, low level w.c., pedestal basin, extractor fan, quarry tiled floor.

FIRST FLOOR LANDING



BEDROOM ONE radiator, double glazed window with view towards Riley Recreation Ground.



BEDROOM TWO radiator, fitted wardrobe, open fireplace with brick hearth and door to



BEDROOM THREE suitable to conversion to a first floor bathroom. Currently with radiator, double glazed window, cupboard housing gas fired combination boiler.

OUTSIDE

THE FRONT GARDEN includes a gravelled area with paved pathway to the front door and brick walling.



THE REAR GARDEN measures approximately 30 ft and includes a side paved pathway leading onto a raised deck area with panel fencing and summer house with gateway giving access to

SINGLE PARKING SPACE accessed from Klondyke.

M47900824 **EPC BAND: D**
COUNCIL TAX BAND: D

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

DIRECTIONS: using the post code **SL7 2QG**, Crown Road is best accessed by foot from Marlow High Street or by car from Cambridge Road where parking is available at the rear of the property in Klondyke.

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.

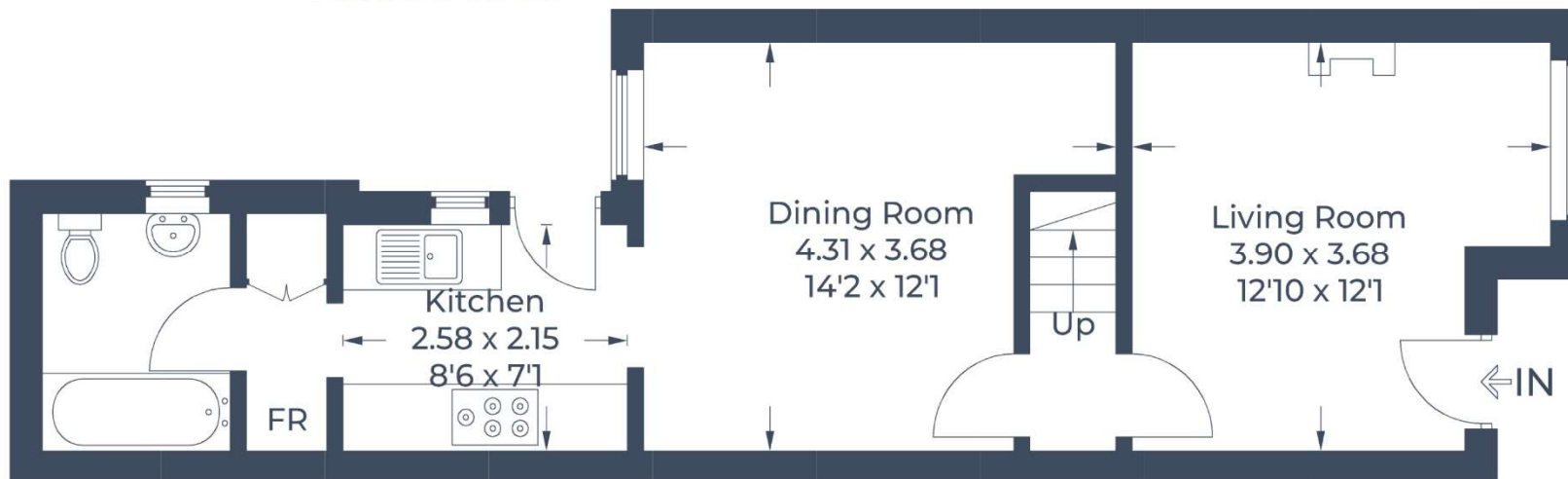
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area
Ground Floor = 41.8 sq m / 450 sq ft
First Floor = 34.6 sq m / 372 sq ft
Total = 76.4 sq m / 822 sq ft



First Floor



Ground Floor