



**30 STATION ROAD, MARLOW**  
**PRICE: £1,325,000 FREEHOLD**

**am** ANDREW  
MILSOM



**30 STATION ROAD  
MARLOW  
BUCKS SL7 1ND**

**PRICE: £1,325,000 FREEHOLD**

This attractive Victorian style detached family house enjoys a particularly convenient position right in the heart of the town and offers much improved and stylish four bedroom accommodation with two secure gated parking spaces and a garage.

**COURTYARD GARDENS: FOUR DOUBLE BEDROOMS: REFITTED ENSUITE SHOWER ROOM, BATHROOM AND CLOAKROOM: DINING ROOM: LIVING ROOM WITH FIREPLACE: REFITTED KITCHEN: BREAKFAST ROOM: DOUBLE GLAZING: GAS CENTRAL HEATING: GATED ENTRANCE; SINGLE GARAGE: TWO PARKING SPACES.**

**TO BE SOLD;** Set back from Station Road with secure gated parking this 1998 built four double bedroom detached home has been the subject of recent improvement with the refitting of the superb kitchen, the ensuite shower room, bathroom and cloakroom as well as a granite tiled floor being installed to the ground floor. Conveniently located within a short walk of the High Street, this well designed home is recommended for a viewing and also has a private courtyard rear garden and a garage. 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** front door to

**ENTRANCE HALL** stairs to First Floor, radiator, shelved cupboard.

**CLOAKROOM** refitted with white suite of wash basin with vanity cupboard below, w.c. with concealed cistern, radiator.

**DINING ROOM** double glazed bay window with radiator, double aspect.



**LIVING ROOM** radiator, attractive remote controlled log effect fire, four wall light points, French doors to garden and door to Breakfast Room.



**FITTED KITCHEN** with comprehensive range of contrasting wall and base units with quartz working surface, one and a half stainless steel sinks with mixer tap, Bosch appliances of four ring electric hob with cooker hood, convection oven with oven/microwave/warming drawer below, fitted dishwasher, AEG washing machine, breakfast bar with seating for two, double glazed door to side, space for fridge freezers, radiator, recess spot lighting, Potterton gas fired boiler, archway to



**BREAKFAST ROOM** with windows and French doors onto garden, two radiators.

**FIRST FLOOR LANDING** radiator, stairs to Second Floor.



**BEDROOM TWO** fitted wardrobes, double glazed bay window, radiator.



**BEDROOM THREE** range of fitted wardrobes, radiator, double glazed window overlooking the rear garden.

**BEDROOM FOUR** radiator, double glazed window overlooking the rear garden.



**BATHROOM** refitted white suite of panel bath, shower attachment and overhead rose, shower screen, low level w.c. with concealed cistern, tiled floor with underfloor heating, spot lighting, medicine cabinets, extractor fan, antique fossiled wash basin, mixer tap.

**SECOND FLOOR LANDING** radiator.

#### **MASTER SUITE**

**BEDROOM ONE** radiator, two Velux windows, mirror fronted wardrobes, window overlooking the rear garden.

**ENSUITE SHOWER ROOM** white suite of tile and glazed shower cubicle with hand held shower attachment and overhead rose, wash basin on vanity cupboards, low level w.c., tiled floor with underfloor heating, radiator, airing cupboard with pressurised hot water cylinder.

#### **OUTSIDE**

**THE FRONT GARDEN** includes a private gravelled area with seat and screening tree, gated side access whilst remote controlled gated access between No's 30, 30A and 30B opens to a large car park where No 30 owns the car park and has **TWO PARKING SPACES**.



**THE REAR GARDEN** is a feature of the property with paved patio, gated side access, artificial lawn with sun trap pergola and raised sitting area, side pathway from the front with side pathway with hot and cold dog shower, water softener, meters and

lighting. The rear garden is enclosed by panel fencing and brick walling and has direct access to



**SINGLE GARAGE** with up and over door, light, power and personal door.

**M13650824**      **EPC BAND: C**  
**COUNCIL TAX BAND: G**

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

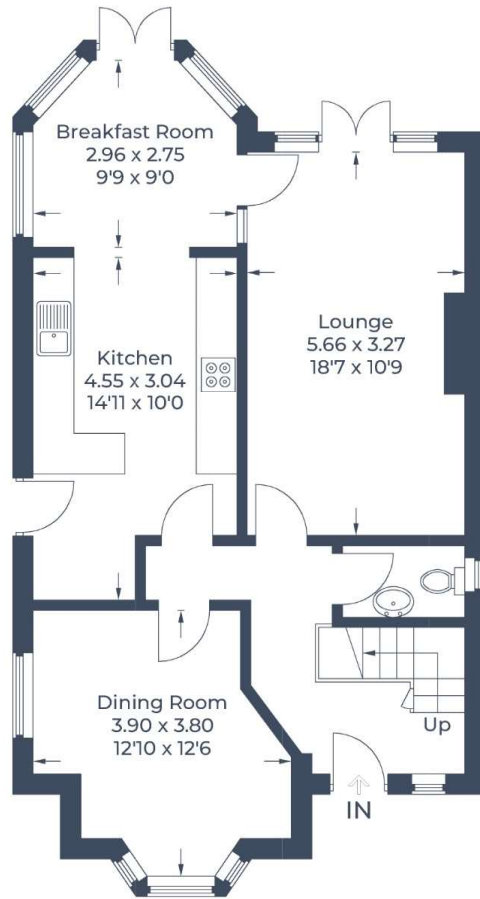
**DIRECTIONS (SL7 1ND)** from the High Street proceed into Station Road. No 30 is on the left.

**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.

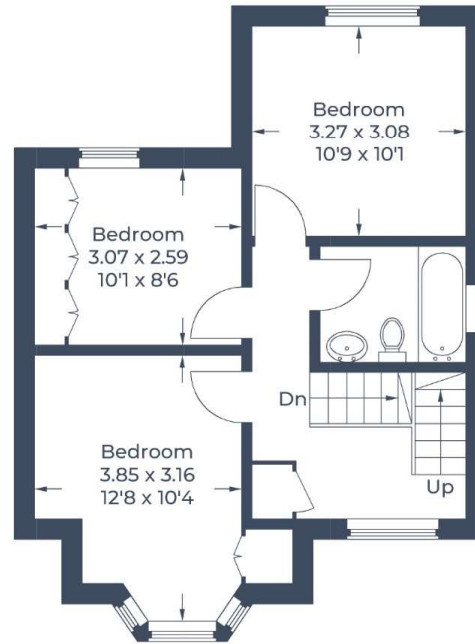
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



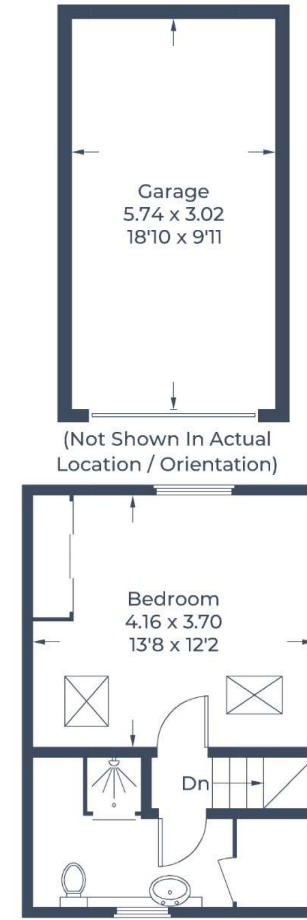
Approximate Gross Internal Area  
 Ground Floor = 65.6 sq m / 706 sq ft  
 First Floor = 43 sq m / 463 sq ft  
 Second Floor = 25.1 sq m / 270 sq ft  
 Garage = 17.2 sq m / 185 sq ft  
 Total = 150.9 sq m / 1,624 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

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