



**67, LITTLE MARLOW ROAD, MARLOW**  
**PRICE: £650,000 FREEHOLD**

**am** ANDREW  
MILSOM



**67 LITTLE MARLOW ROAD  
MARLOW  
BUCKS SL7 1HJ**

**PRICE: £650,000 FREEHOLD**

This well planned and pleasantly situated three bedroom extended semi-detached home occupies a superb 166ft plot and is within a comfortable level walk of Marlow High Street.

**120FT REAR GARDEN:  
THREE DOUBLE BEDROOMS:  
GROUND FLOOR CLOAKROOM:  
BATHROOM: TWO RECEPTION ROOMS:  
FITTED KITCHEN: UTILITY ROOM:  
GAS CENTRAL HEATING: DOUBLE  
GLAZING: PARKING FOR TWO CARS:  
SCOPE FOR FURTHER EXTENSION:  
NO ONWARD CHAIN:  
VIEWING RECOMMENDED.**

**TO BE SOLD:** Situated in a popular residential area less than half a mile from Marlow High Street, this mature three bedroom semi-detached home has been well maintained over the years yet offers scope for some modernisation and further extension, subject to planning. Set back from the road on a large 166ft plot with 120ft rear garden, the property is being sold with two off road parking spaces and no onward chain. The property is located close to local schools and to bus services to Reading and High Wycombe. Marlow High Street is within an easy level walk and has an excellent range of shopping, sporting and social facilities. There is also a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:

**ENTRANCE HALL** double glazed front door, brick step, radiator, wall thermostat, stairs to first floor with storage and larder cupboards, door to living room and door to:



**DINING ROOM** radiator and archway to:



**LIVING ROOM** double glazed double doors opening to the rear garden, stone fireplace with coal effect gas fire, radiator.



**FITTED KITCHEN** range of limes oak wall and base units with granite style working surfaces, single drainer sink, space for cooker and fridge, space and plumbing for dishwasher, radiator, arch way to:

**INNER HALL** door to outside, appliance space, Glow-Worm gas fired boiler, opening to:

**UTILITY ROOM** working surface with inset sink and cupboard, radiator, space and plumbing for washing machine, door to:

**CLOAKROOM** white suite of low level wc, wash basin with vanity cupboard, radiator.

**FIRST FLOOR LANDING** loft access

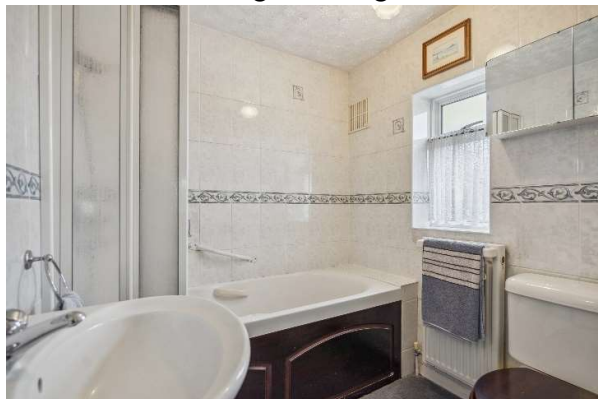


**BEDROOM ONE** range of fitted wardrobes with airing cupboard housing hot water cylinder, matching drawers, double glazed window overlooking the rear garden.



**BEDROOM TWO** radiator, range of fitted wardrobes.

**BEDROOM THREE** radiator, double glazed windows overlooking the rear garden.



**BATHROOM** with white suite of panel bath with Aqualisa shower unit, pedestal basin, low level w.c., radiator.

**THE FRONT GARDEN** has been well planned with a gravelled bed and herbaceous borders, pathway leading to the front door and to the side garden where there is a further gravelled bed, variety shrubs and gated side access to the rear. From Little Marlow Road access is gained to **TWO PARKING SPACES** in front of and within the ownership of No 67.



**THE REAR GARDEN** is a feature of the property being 120ft in depth at its longest point. It includes a flagstone patio, water tap, outside lighting and a large expanse of lawn with pathway, screening conifers, further gravelled bed, panelled fenced borders with mature shrubs and trees and a garden shed.

**M47940824**

**EPC BAND: D**

**COUNCIL TAX BAND: D**

**VIEWING:** Please arrange a visit by phoning or Marlow Office on **01628 890707** or emailing **homes@andrewmilsom.co.uk**



**DIRECTIONS:** Use **SL7 1HJ**. Leave Marlow High Street and head east along Spittal Street, Chapel Street and then continue into Little Marlow Road. Take the left turn after the Shell Garage and continue straight, ignoring the right turn. No 67 is set back on the right.

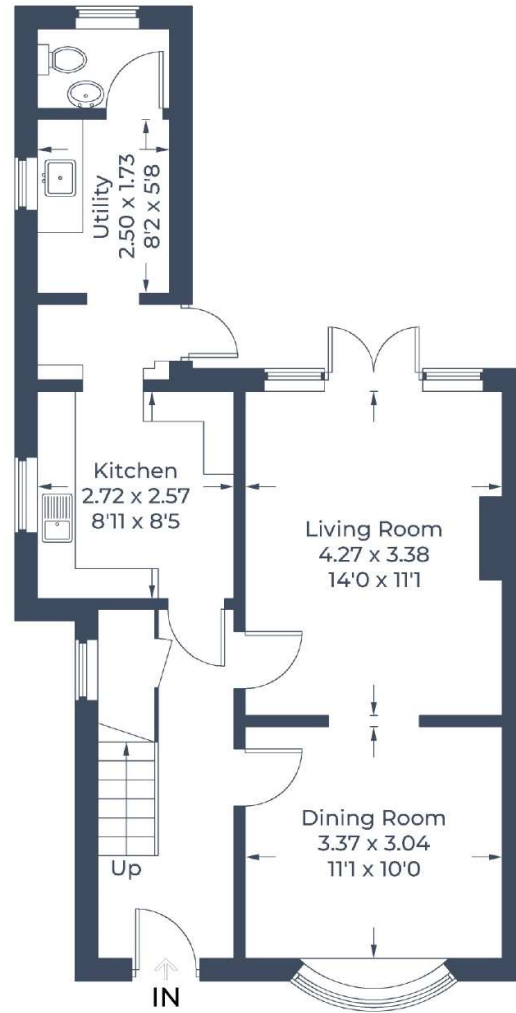
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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

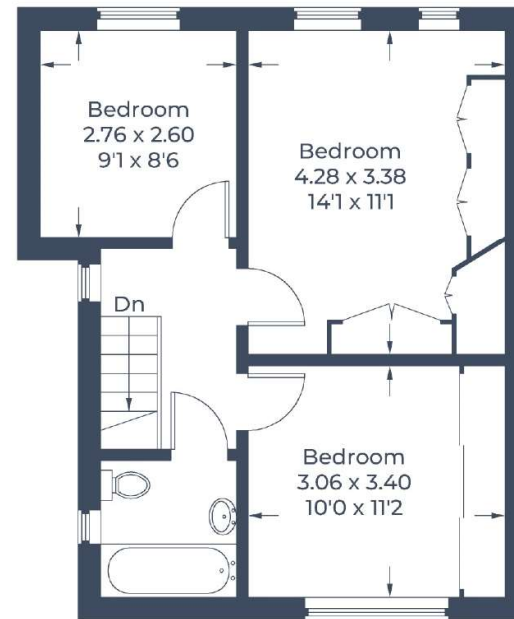
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



Approximate Gross Internal Area  
Ground Floor = 51.7 sq m / 556 sq ft  
First Floor = 42.3 sq m / 455 sq ft  
Total = 94.0 sq m / 1,011 sq ft



**Ground Floor**



**First Floor**

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