



11 CROMWELL GARDENS, MARLOW
PRICE: £2,300,000 FREEHOLD

am ANDREW
MILSON

**11 CROMWELL GARDENS
MARLOW
BUCKS SL7 1BG**

PRICE: £2,300,000 FREEHOLD

Conveniently located in the heart of this popular riverside town and offering stylish, high specification family accommodation over three floors, a fine detached family home worthy of a viewing.

WELL PLANNED GARDENS: FOUR FIRST FLOOR BEDROOMS: THREE REFITTED BATH/SHOWER ROOMS: REFITTED KITCHEN/BREAKFAST ROOM WITH ADJOINING DINING AND LIVING ROOMS: SITTING ROOM: GARDEN ROOM: CLOAKROOM: UTILITY ROOM: SECOND FLOOR SUITE OF BEDROOM, SHOWER ROOM, LIVING, DINING AND KITCHEN AREAS: DOUBLE GLAZING: RADIATOR AND UNDER FLOOR HEATING: PARKING FOR FOUR CARS.

TO BE SOLD: Built in 1992 in a superb town centre location just a few hundred yards and a two minute walk of the High Street, this impressive five bedroom detached home has been tastefully extended and modernised. Its exceptionally convenient location is complemented by well-arranged accommodation which features a second floor suite with kitchen, bedroom, shower room and reception areas whilst the luxurious ground floor includes an elegant living room, a top quality kitchen/breakfast room and dining room with doors to the impressive garden room. 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 A404 at Maidenhead and High Wycombe respectively. The accommodation comprises:

CANOPIED ENTRANCE tiled floor, front door to

RECEPTION HALL tiled floor, stairs to First Floor with cupboard under, radiator and door to Inner Hall.

CLOAKROOM white suite of w.c., pedestal basin, tiled floor and walls, radiator, fitted cupboards.

SITTING ROOM double aspect, radiator.

UTILITY ROOM plumbing for washing machine, space for tumble dryer, cupboard, gas fired boiler..

KITCHEN/LIVING/DINING ROOM



KITCHEN/BREAKFAST ROOM range of white gloss wall and base units, granite working surfaces, one and a half stainless steel sinks, single drainer, mixer tap, Neff induction hob, Elica cooker hood, Neff double oven, fridge and freezer, two Velux roof lights, small breakfast bar, door to Garden Room, part vaulted ceiling, dishwasher. Space for breakfast bar, fitted cupboards, radiator, bin store, fridge.

DINING ROOM with tiled floor, doors to Garden Room, two Velux roof lights, part vaulted ceiling and wide opening to



LIVING ROOM polished wooden floor, pebble effect gas fire, marble hearth, stone surround, mirrored recess.



GARDEN ROOM glazed on three sides with tiled floor, doors to the garden. part vaulted and glazed ceiling, light and power.

INNER HALL side door, secondary stairs to the Second Floor, under stairs cupboards, radiator.

FIRST FLOOR LANDING airing cupboard with pressurised hot water cylinder and programmer for central heating.



BEDROOM ONE double aspect, radiator, view over rear garden, two wardrobes and door to

ENSUITE SHOWER ROOM refitted white suite of glazed & tiled shower cubicle, attachment, overhead rose, wash basin with vanity cupboard, low level wc, tiled floor & walls, extractor fan, heated towel rail

BEDROOM TWO radiator, double glazed window with view over rear garden.



BATHROOM refitted white suite of panel bath, low level w.c., wash basin with vanity cupboard, tiled floor and walls, mirror in illuminated frame, extractor fan, heated towel rail.

BEDROOM THREE radiator, double glazed windows overlooking the front.

SHOWER ROOM refitted white suite of glazed and tiled shower cubicle with attachment, overhead rose, wash basin with vanity cupboard, low level w.c., tiled floor & walls, extractor fan, heated towel rail

BEDROOM FOUR double aspect, radiator, window overlooking Cromwell Gardens, wardrobe, door to

INNER LANDING radiator, cupboard housing electrical consumer unit. Stairs to



SECOND FLOOR GUEST SUITE. A superb conversion of the loft creating well fitted and light accommodation: **BEDROOM** area: two Velux windows, radiator, eaves storage. **KITCHEN** area: white gloss base units, working surfaces, hob, fridge, gas fired boiler, dishwasher, extractor fan, single drainer sink, glazed door with Juliette balcony overlooking the rear. **DINING** area: two Velux windows, two radiators, opening to **LIVING** area two Velux windows, glazed door with Juliette balcony overlooking the rear, radiator, mirror door to **SHOWER ROOM** white suite of shower cubicle, extractor fan, low level w.c., wash basin, eaves storage, radiator, Velux window.

THE FRONT GARDEN has been gravelled to provide parking for several cars with gated side access, tap, light, laurel hedgerow and brick walling. To the East is gated side access with meter cupboards and a door leading directly to the Second Floor Suite.



THE PRIVATE REAR GARDEN has been tastefully landscaped with a gravelled pathway, artificial lawn, shrub borders beyond which is a wide patio with Pergola and Jacuzzi area. There are stores to side, screening conifers, two mature trees and panel fencing.

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EPC BAND: C - COUNCIL TAX BAND: G

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

DIRECTIONS: using **SL7 1BG** and from Beaufort Gardens, No 11 Cromwell Gardens 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.

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 = 144.2 sq m / 1,552 sq ft
 First Floor = 79.0 sq m / 850 sq ft
 Second Floor = 54.6 sq m / 588 sq ft
 Total = 277.8 sq m / 2,990 sq ft

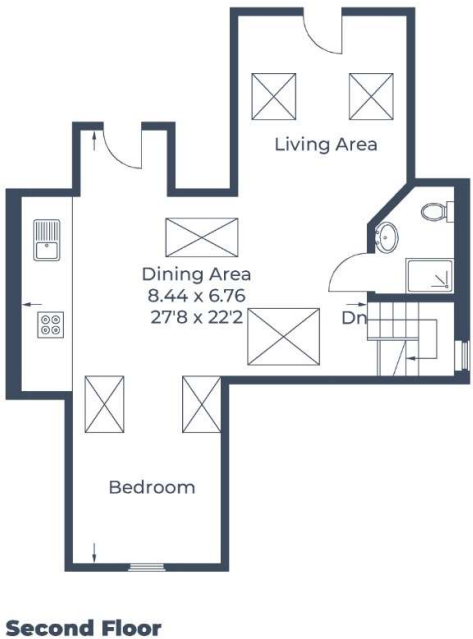
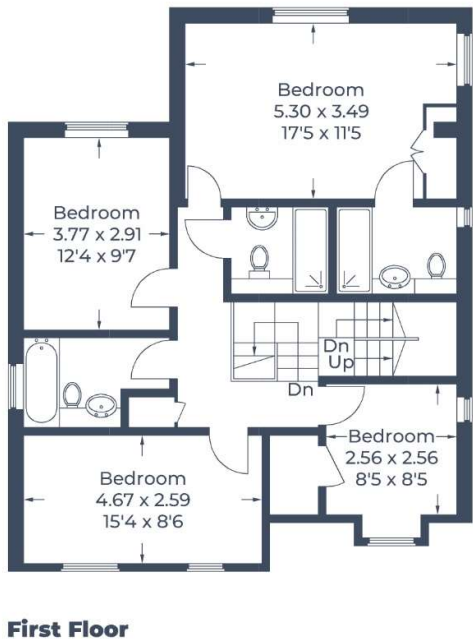


Illustration for identification purposes only,
 measurements are approximate, not to scale.