



**1 GUNTHORPE ROAD, MARLOW**  
**PRICE: £425,000 FREEHOLD**

**am** ANDREW  
MILSOM

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MARLOW  
BUCKS SL7 1UH**

**PRICE: £425,000 FREEHOLD**

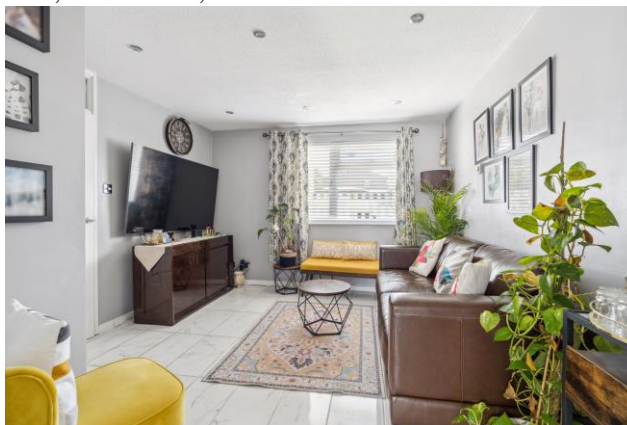
Situated in a popular residential area with a pleasant outlook over a wooded green, a superbly presented three bedroom end of terrace home that has been the subject of much improvement over the last few years.

**45FT SOUTH WEST FACING REAR GARDEN:  
THREE BEDROOMS: REFITTED SHOWER  
ROOM & CLOAKROOM: SITTING ROOM:  
REFITTED KITCHEN/DINING ROOM:  
UTILITY CUPBOARD: GAS WARM AIR &  
ELECTRIC UNDERFLOOR HEATING:  
DOUBLE GLAZING: TILED FLOORS:  
USEFUL COVERED LOGGIA.**

**TO BE SOLD:** this well presented and planned three bedroom end of terrace town house has a sunny 45ft rear garden and is located in a convenient position approximately one mile from Marlow High Street and accessible to the M4 and M40 motorways as well as primary and secondary schools. The property has been the subject of a tasteful renovation programme in recent years that has included laying of tiles to the ground floor with underfloor heating, refitting of the kitchen and shower room, the installation of a ground floor cloakroom and redecoration throughout. The rear garden has been cleared and landscaped with ease of maintenance in mind. 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** with front door to **ENTRANCE HALL** tiled floor, stairs to First Floor, **utility cupboard** with space and plumbing for washing machine, additional storage cupboards, cupboard housing Johnson & Starley gas fired warm air boiler, recess spotlighting, shelved cupboard, glazed doors to Sitting Room, Kitchen and door to

**CLOAKROOM** fitted with a white suite of low level w.c., wash basin, tiled floor.



**SITTING ROOM** heated tiled floor, window overlooking the front, recess spotlighting, glazed double doors to

**KITCHEN/DINING ROOM**



**Kitchen Area** extensive range of white gloss wall and base units with granite effect working surfaces,

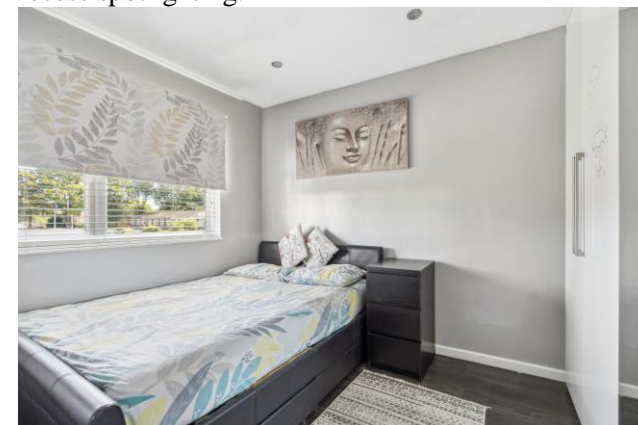
Bosch four ring gas hob, cooker hood and oven, fitted drawers, built in fridge and freezer, peninsular bar, window overlooking the Rear Garden, heated tiled floor, recess spotlighting and opening to



**Dining Area** heated tiled floor, double glazed sliding patio doors overlooking the Rear Garden, matching wall and base cupboards to the Kitchen including a wine rack.

**FIRST FLOOR**

**LANDING** access to loft via retractable ladder, airing cupboard housing lagged hot water cylinder and hanging rail, wooden floor, deep cupboard, recess spotlighting.



**BEDROOM ONE** range of fitted wardrobes, double glazed window overlooking the rear, wooden floor.

**BEDROOM TWO** range of fitted wardrobes, wooden floor, recess spotlighting, window overlooking the front.

**BEDROOM THREE** wooden floor, fitted desk with drawers, storage cupboards above, window overlooking the front.



**SHOWER ROOM** refitted white suite of wide shower cubicle with shower screen, overhead rose and hand held attachment, tiled wall surrounds, low level w.c., wash basin with vanity cupboard, heated towel rail, tiled floor, medicine cabinet, extractor fan.

## **OUTSIDE**

**THE FRONT GARDEN** has been paved for ease of maintenance with steps up to the pavement, brick walling and picket fencing.



**THE REAR GARDEN** is a feature of the property being south west facing with a wide flagstone covered patio in the form of a loggia with a stone pathway with artificial lawn to either side, two timber garden sheds and gated rear access.



**M47970924**      **EPC BAND: D**

**COUNCIL TAX BAND: C**

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

**DIRECTIONS:** using the postcode **SL7 1UH** the property is situated on the right after the Shelley Road turning.

### **MONEY LAUNDERING REGULATIONS:**

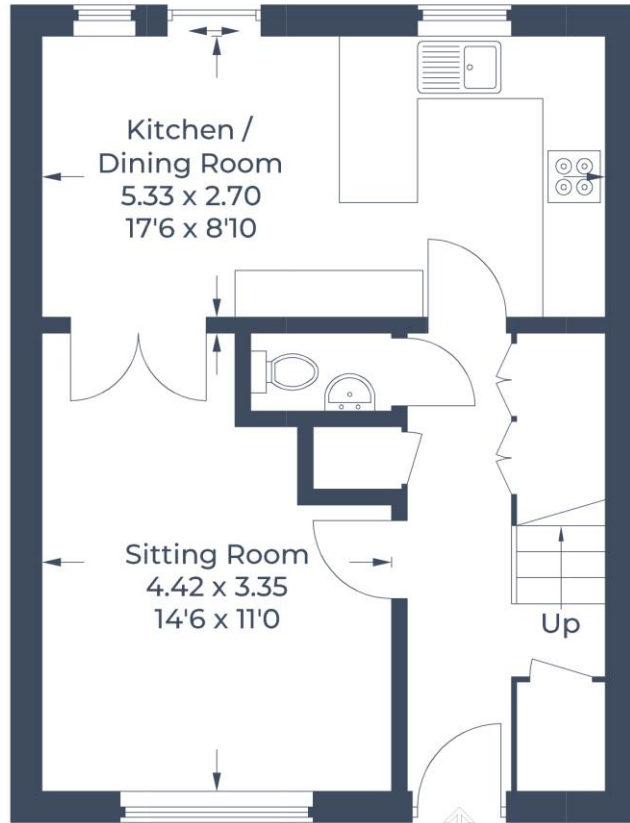
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

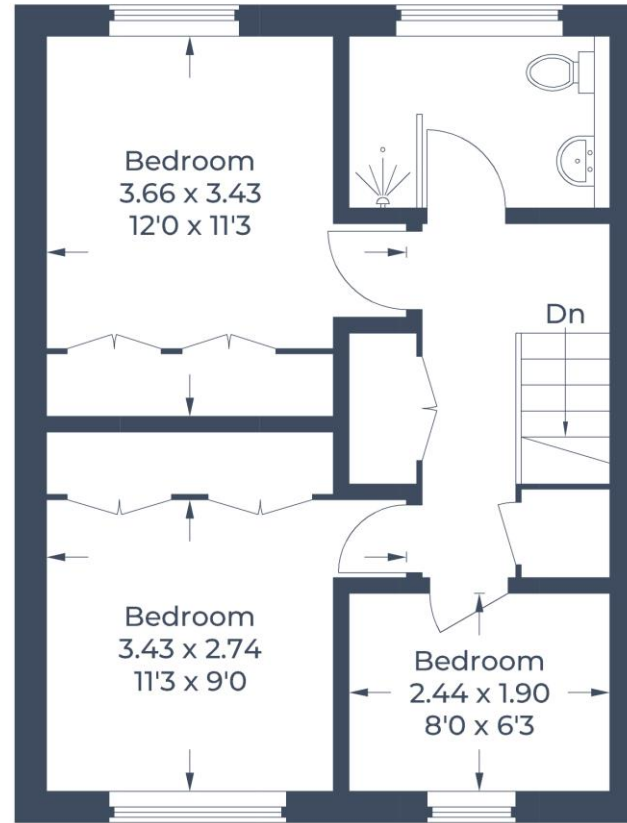
**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area  
Ground Floor = 39.4 sq m / 424 sq ft  
First Floor = 39.1 sq m / 421 sq ft  
Total = 78.5 sq m / 845 sq ft



**Ground Floor**



**First Floor**

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

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