



PUDDLEDUCK COTTAGE, MARLOW
PRICE: £585,000 FREEHOLD

am ANDREW
MILSON

**PUDDLEDUCK COTTAGE
3 CHARLOTTE WAY
MARLOW
BUCKS SL7 1PJ**

PRICE: £585,000 FREEHOLD

An extremely well presented and conveniently located two bedroom attached cottage style home having been considerably improved over recent times and strongly recommended for an internal inspection.

**LOW MAINTENANCE COURTYARD
GARDEN: TWO DOUBLE BEDROOMS:
TWO BATHROOM:
SITTING ROOM: KITCHEN WITH
APPLIANCES: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
ONE ALLOCATED PARKING SPACE:
VISITOR PARKING. NO ONWARD CHAIN.**

TO BE SOLD: situated within a few hundred yards of Marlow High Street, an attractive cottage style home providing extremely well kept and recently improved living accommodation worthy of an internal inspection. 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:



Part glazed front door to **SITTING ROOM** front aspect room with double glazed leaded light bay window with fitted shutters, radiator, stairs to First Floor Landing, glazed door to



KITCHEN refitted with a range of Shaker style units, composite work surfaces with inset butlers sink, stainless steel gas hob with electric oven below and extractor fan over, integrated washing machine and slim line dishwasher, integrated fridge freezer, corner seat, vertical radiator, concealed central heating boiler, rear aspect double glazed leaded light windows and door to garden, tiled floor.

FIRST FLOOR

LANDING access to loft space.



BEDROOM ONE front aspect room with double glazed leaded light window, built in wardrobe, radiator.



BEDROOM TWO dual aspect room with double glazed leaded light window and Velux window to the rear, built in wardrobes, radiator.



BATHROOM white suite comprising enclosed panel bath with shower over, wash hand basin, low level w.c., tiled floor, partly tiled walls, heated towel rail, double glazed leaded light window.



SHOWER ROOM double sized tile and glazed shower cubicle, wash hand basin, low level w.c., tiled floor and partly tiled walls, heated towel rail, double glazed leaded light frosted window.

OUTSIDE



TO THE REAR is a private paved courtyard garden with fitted seat, garden lighting and gated side access.

TO THE FRONT is a further area of garden which is crazy paved with picket fence surround providing space for a small table and chairs.

PARKING there is one allocated parking space in the courtyard to the rear plus additional visitor's parking spaces.

M2480924 **EPC BAND: C**

COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode **SL7 1PJ**
Charlotte Way can be found on the left hand side if travelling from Marlow High Street.

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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

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.

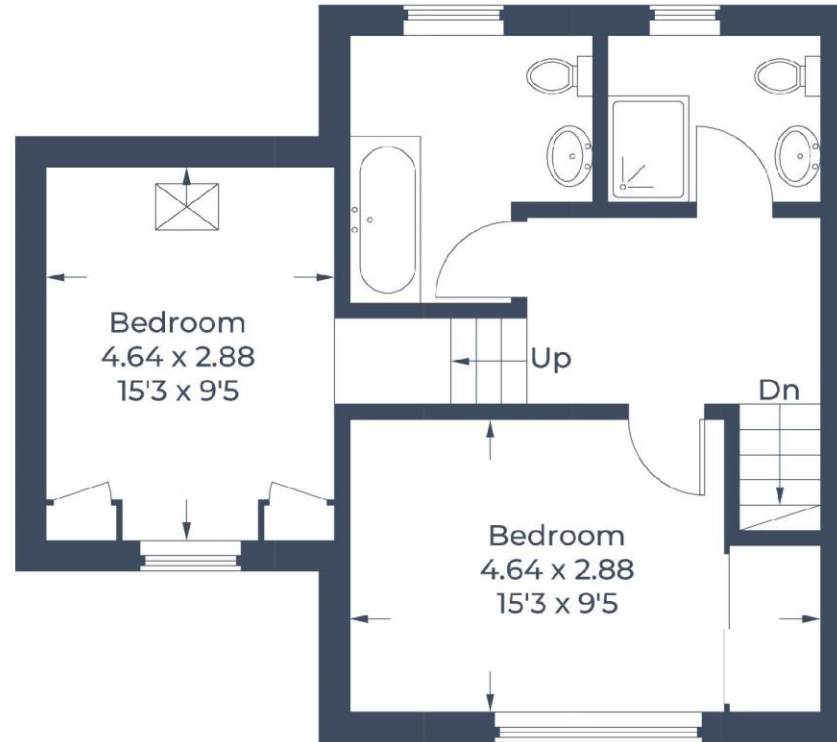
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 31.4 sq m / 338 sq ft
First Floor = 42.2 sq m / 454 sq ft
Total = 73.6 sq m / 792 sq ft



Ground Floor



First Floor

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

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