



21 ROOKERY COURT, MARLOW
PRICE: £925,000 FREEHOLD

am ANDREW
MILSON

**21 ROOKERY COURT
MARLOW
BUCKS SL7 3HR**

PRICE: £925,000 FREEHOLD

A conveniently located and cleverly extended five bedroom end town house positioned within a few minutes' walk of Marlow High Street.

**PRIVATE WALLED GARDENS:
FIVE BEDROOMS: THREE BATH/SHOWER
ROOMS: IMPRESSIVE OPEN PLAN
LIVING/DINING & KITCHEN AREA:
UTILITY ROOM: FIRST FLOOR LIVING
ROOM: GARAGE/STORE:
DRIVEWAY PARKING: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
PART UNDERFLOOR HEATING:
VIEWING STRONGLY RECOMMENDED.**

TO BE SOLD: situated in this popular cul de sac setting and with views across to a central green and adjoining park, an extremely well presented and thoughtfully redesigned three storey end town house conveniently located within a short stroll of Marlow town centre. 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:

Panelled front door to **ENTRANCE HALL** with Amtico flooring, covered radiators, stairs to First Floor Landing with storage cupboard under.



OPEN PLAN LIVING/DINING & KITCHEN AREA a triple aspect room with double glazed windows and doors to garden, underfloor heating, television aerial point.

Kitchen Area fitted with an extensive range of Shaker style floor and wall units, quartz work surfaces incorporating a breakfast bar, one and a half bowl sink unit, integrated dishwasher, space for American style fridge freezer, space for range style cooker with extractor fan over, Amtico flooring, integrated electric oven and microwave.

UTILITY ROOM providing useful storage, fitted cupboards.



BEDROOM FIVE rear aspect room with double glazed doors to garden, vertical radiator, laminated wood flooring.

SHOWER ROOM comprising tile and glazed shower cubicle, vanity wash hand basin, low level w.c., heated towel rail, double glazed frosted window, cupboard housing space and plumbing for washing machine.

FIRST FLOOR

LANDING



LIVING ROOM dual aspect room with double glazed windows and door to balcony, engineered oak flooring, covered radiator, television aerial point, stairs to Second Floor Landing.



BEDROOM ONE dual aspect room with double glazed windows, built in wardrobes, eaves access, radiator.



BATHROOM refitted white suite comprising enclosed panel bath with shower over, vanity wash hand basin, low level w.c., heated towel rail, tiled floor.

SECOND FLOOR

LANDING access to boarded loft space with fitted ladder and combination central heating boiler.

BEDROOM TWO front aspect room with double glazed window providing views across to the central green, laminated wood flooring, covered radiator, built in wardrobe.

BEDROOM THREE rear aspect room with double glazed window with views over the adjoining park, two built in cupboards, laminated wood flooring, radiator.

BEDROOM FOUR/STUDY front aspect room with double glazed window again providing views across to the central green, laminated wood flooring, covered radiator.

BATHROOM white suite comprising enclosed panel bath with mixer taps and shower attachment, vanity wash hand basin, low level w.c., heated towel rail, double glazed frosted window.

OUTSIDE



There are gardens to the side and rear which are predominately laid to lawn and have a high degree of privacy with screening provided by the exposed brick wall and panel fencing. To the side, the garden benefits from a covered entertaining area with garden lighting and an additional paved seating area and to the rear there is a private area of garden with well stocked flower and shrub borders, two garden sheds, gated access to the park.

GARAGE/STORE providing useful storage.

M21390924 **EPC BAND: TBC**

COUNCIL TAX BAND: TBC

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

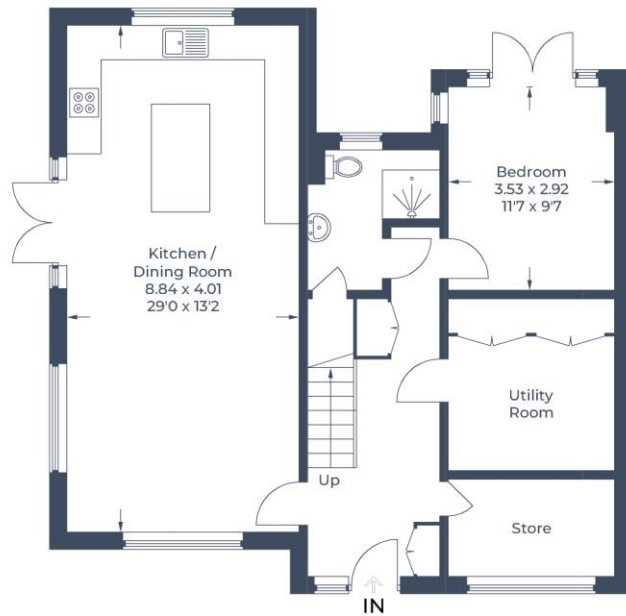
DIRECTIONS: using the postcode **SL7 3HR** number 21 can be found in the left hand corner.

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.

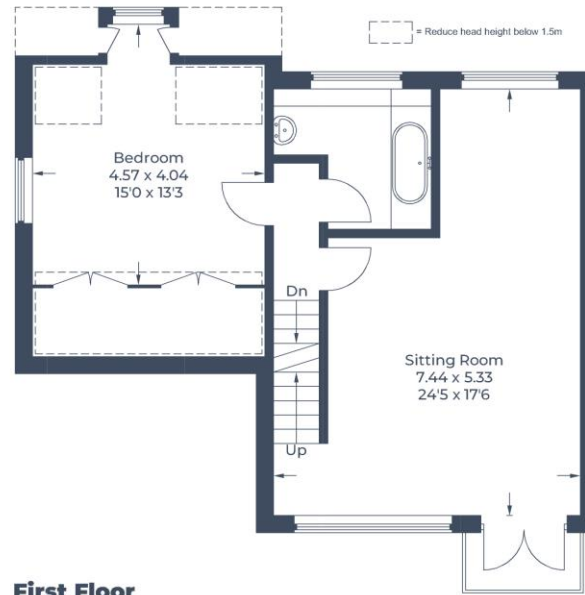
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

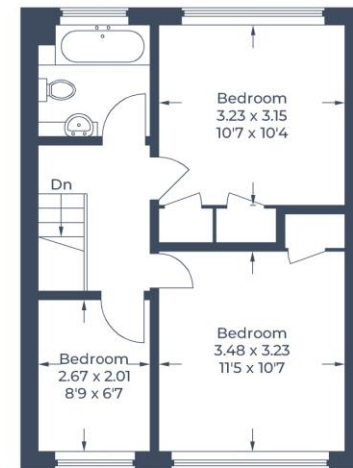
Approximate Gross Internal Area
Ground Floor = 80.4 sq m / 865 sq ft
First Floor = 62.2 sq m / 669 sq ft
Second Floor = 39.8 sq m / 428 sq ft
Total = 182.4 sq m / 1,962 sq ft



Ground Floor



First Floor



Second Floor

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

© CJ Property Marketing Produced for Andrew Milsom