



43 STAPLETON CLOSE, MARLOW
PRICE: £509,950 FREEHOLD

am ANDREW
MILSON

**43 STAPLETON CLOSE
MARLOW
BUCKS SL7 1TZ**

PRICE: £509,950 FREEHOLD

A well planned and particularly spacious three bedroom family home providing extended accommodation in a popular cul-de-sac location within easy reach of the A404 and Marlow Town Centre

**50 FT REAR GARDEN:
THREE GOOD SIZE BEDROOMS:
BATHROOM WITH WHITE SUITE:
FAMILY ROOM: LOUNGE/DINING ROOM:
CONSERVATORY: FITTED KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING: OFF ROAD PARKING:
NO ONWARD CHAIN.**

TO BE SOLD: this pleasantly located three bedroom family home is set in a quiet cul-de-sac of similar aged homes within easy striking distance of both the town centre and the A404 which provides fast access to the Motorways. The extended accommodation provides comfortable living and comprises two reception rooms plus a conservatory, a fitted kitchen and bathroom and three good sized bedrooms, all of which is being sold with no onward chain. Outside is a 50 ft secluded rear garden whilst to the front is a large driveway providing parking for several vehicles. 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:

ENTRANCE PORCH front door, tiled floor and door to

ENTRANCE HALL wooden floor, radiator and opening to



FITTED KITCHEN range of wall and base units, working surfaces, one and a half stainless steel sinks with single drainer, mixer and filter tap, Vaillant gas fired boiler, space and plumbing for washing machine and dishwasher, built in fridge freezer, space for oven, cooker hood, tiled floor and wall surrounds.



FAMILY ROOM radiator, cupboard with shelves above and cupboard housing Smart meter and electrical consumer unit.



LOUNGE/DINING ROOM wooden floor, two radiators, wall thermostat, stairs to First Floor with cupboard under, stone fireplace with coal effect gas fire, double glazed double doors to



CONSERVATORY vinyl floor and double doors to the rear garden.

FIRST FLOOR LANDING airing cupboard housing lagged hot water cylinder.



BEDROOM ONE radiator, access to loft.

BEDROOM THREE radiator.



BEDROOM TWO radiator, double glazed window overlooking the rear garden.



BATHROOM white suite of panel bath, separate shower unit, shower screen, Velux roof light, pedestal basin, low level w.c., radiator, tiled floor, mirror.

OUTSIDE



THE REAR GARDEN is 55ft in depth with a wide flag stoned patio, dwarf walling to side, pathway with lawn area to either side, raised deck, panel fencing and refuse area to the rear.

THE FRONT GARDEN has a wide and deep driveway for the **PARKING OF NUMEROUS VEHICLES** with outside tap and panel fencing.

M33230924 **EPC BAND: D**
COUNCIL TAX BAND: D

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

DIRECTIONS: using the postcode **SL7 1TZ** turn into Stapleton Close and bear immediately right where number 43 can be found round on the left.

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

NOT TO SCALE

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