



32 WILLOWMEAD SQUARE, MARLOW
PRICE: £525,000 FREEHOLD

am ANDREW
MILSOM

**32 WILLOWMEAD SQUARE
MARLOW
BUCKS SL7 1HP**

PRICE: £525,000 FREEHOLD

Situated in a popular residential area just over half a mile from Marlow High Street, a particularly good sized three bedroom extended mid terrace home with a south facing rear garden.

**60' REAR GARDEN: THREE BEDROOMS:
BATHROOM: LIVING ROOM:
DINING ROOM: KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING: SINGLE GARAGE:
DRIVEWAY PARKING:
NO ONWARD CHAIN.**

TO BE SOLD: this well planned three bedroom mid terrace town house is located in the popular Willowmead Area and has been extended to the front whilst still leaving parking for two cars. The property is set on a sunny south facing plot with a 60' rear garden and is being sold with no onward chain. Whilst having been in the same ownership since it was constructed, this fine home has been carefully maintained and it is highly recommended for an internal viewing. 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 with door to



LIVING ROOM radiator, open tiled fireplace with hardwood mantel and opening to;



DINING ROOM stairs to First Floor with cupboard under, radiator, double glazed door to outside and door to



KITCHEN refitted with cream gloss wall and base units with granite style working surfaces, one and a half sinks with single drainer, Zanussi double oven and hob, cooker hood, space for fridge freezer, broom cupboard, shelved cupboard, space and plumbing for washing machine and dishwasher.

FIRST FLOOR

LANDING with access to loft, range of fitted cupboards with hanging rail, slatted shelving, Worcester gas fired combination boiler, wall thermostat.



BATHROOM suite of panel bath, separate shower unit, pedestal basin, bidet, low level w.c., radiator, tiled floor and walls.



BEDROOM ONE radiator, double wardrobe, fitted dressing table with drawers to either side, matching bedside tables.



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

BEDROOM THREE radiator.

OUTSIDE

TO THE FRONT the garden has been paved to provide excellent parking space for cars with a neat lawn to side, **GARAGE** with up and over door, light, power, gas and electric meters.



THE REAR GARDEN is a feature of the property being predominantly south facing and including a wide flagstone patio with outside tap, flagstone pathway with large expanse of lawn to side, bordered by panel fencing with climbing shrubs with panel fencing and gated access to the rear of the neighbouring gardens leading to Willowmead Square. The rear garden measures approximately 60ft (18.29m) in depth.

M48020924 **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 1HP** number 32 Willowmead Square will be found on the right hand side.

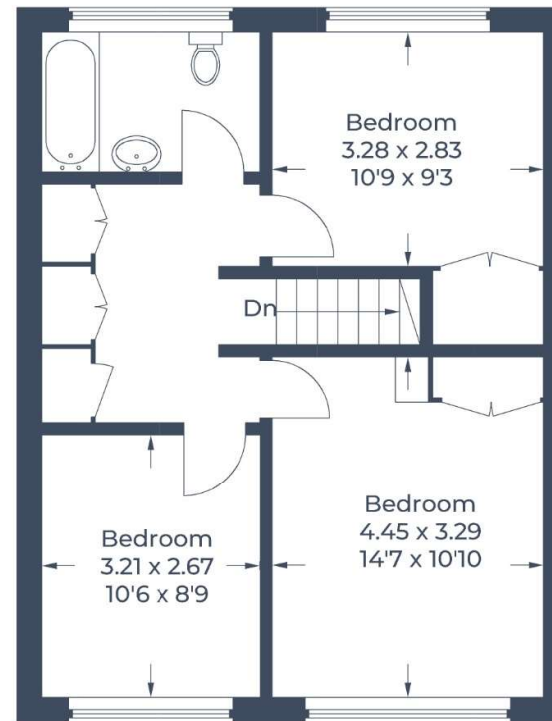
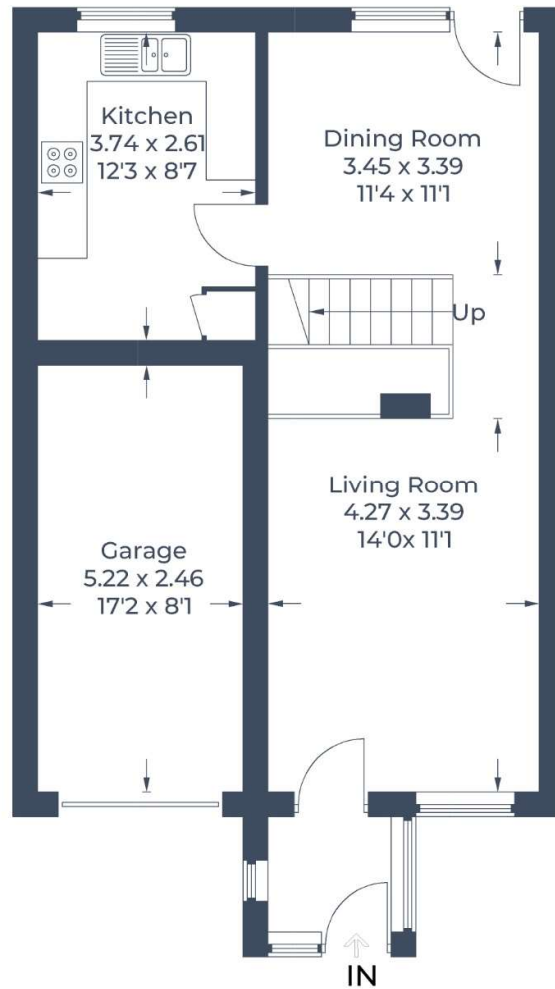
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 = 43.8 sq m / 471 sq ft
First Floor = 49.4 sq m / 532 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 106.2 sq m / 1,143 sq ft



Ground Floor

First Floor

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

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