



13 NEWFIELD GARDENS, MARLOW
PRICE: £645,000 FREEHOLD

am ANDREW
MILSON

**13 NEWFIELD GARDENS
MARLOW
BUCKS SL7 1JN**

PRICE: £645,000 FREEHOLD

A mature three bedroom semi-detached home providing ample scope to remodel and improve situated in this popular cul de sac setting within level walking distance of Marlow town centre.

**60' REAR GARDEN: THREE BEDROOMS:
BATHROOM: ENTRANCE HALL:
SITTING ROOM: DINING ROOM: KITCHEN:
UTILITY ROOM: DRIVEWAY PARKING:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING. NO ONWARD CHAIN.**

TO BE SOLD: situated in this popular residential setting, a three bedroom semi-detached home in need of some modernisation and providing the ideal opportunity to improve and extend, subject to the usual planning consents. Newfield Gardens is located within three quarters of a mile of Marlow town centre which has excellent sports and social facilities, a busy High Street with a variety of shops and restaurants. There is also a railway station with trains to London Paddington, via Maidenhead, 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 **ENTRANCE HALL** covered radiator, stairs to First Floor Landing.



SITTING ROOM front aspect room with double glazed window, radiator.



DINING ROOM rear aspect room with double glazed windows and double glazed doors to garden, vinyl flooring, radiator.



KITCHEN fitted with a matching range of floor and wall units, roll edge work surfaces, single drainer sink unit, stainless steel gas hob with extractor fan over, tall cupboard housing electric oven, side aspect double glazed window, quarry tiled flooring and opening to

UTILITY ROOM space and plumbing for washing machine, additional appliance space, double glazed frosted window.

FIRST FLOOR

LANDING double glazed window, access to loft space.



BEDROOM ONE front aspect room with double glazed window, built in wardrobes and drawers, radiator.



BEDROOM TWO rear aspect room with double glazed window, fitted wardrobes and drawers, radiator.

BEDROOM THREE front aspect room with double glazed window, fitted bed, built in wardrobe, radiator.



BATHROOM comprising enclosed panel bath with shower over, wash hand basin, low level w.c., double glazed frosted window, radiator, cupboard housing central heating boiler.

OUTSIDE

TO THE FRONT there is driveway parking and gated side access leading to



THE REAR GARDEN which measures approximately 60' (18.29m) in length and benefits from a full width paved patio to the rear of the house leading onto the remainder of the garden which is predominantly laid to lawn with further paved areas, panel fence surround, greenhouse and garden shed.

M48081024 EPC BAND: D.

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 1JN.**

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.

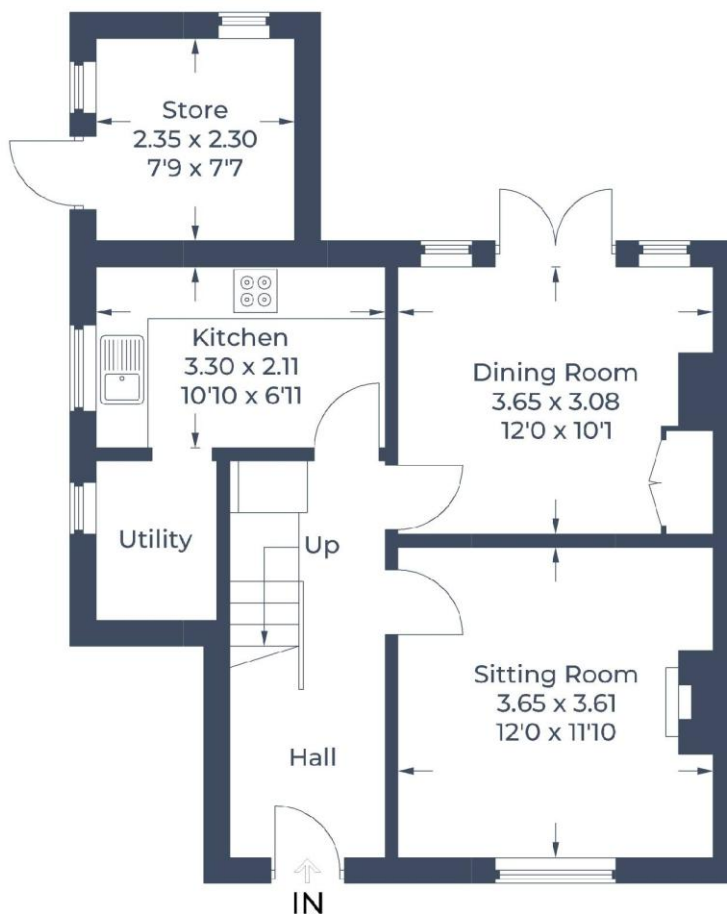
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

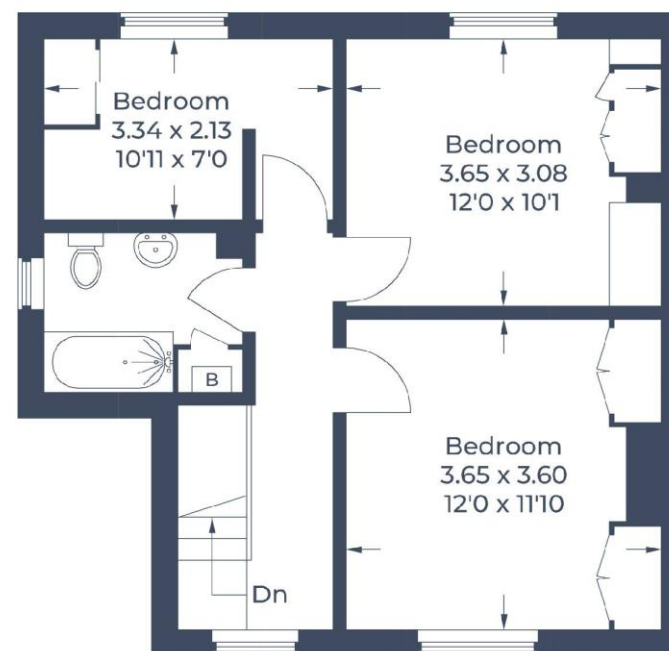
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
 AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 45.0 sq m / 484 sq ft
First Floor = 44.7 sq m / 481 sq ft
Total = 89.7 sq m / 965 sq ft



Ground Floor



First Floor

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