



7 MILL ROAD, MARLOW
PRICE: £695,000 FREEHOLD

am ANDREW
MILSON

**7 MILL ROAD
MARLOW
BUCKS SL7 1PX**

PRICE: £695,000 FREEHOLD

An attractive 1930's built two double bedroom mid terrace home situated within a short stroll of Marlow High Street and a picturesque stretch of the River Thames.

**FRONT & REAR GARDENS:
TWO DOUBLE BEDROOMS: BATHROOM:
SEPARATE W.C.: ENTRANCE HALL:
LIVING ROOM: DINING ROOM: KITCHEN:
UTILITY ROOM: CLOAKROOM:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: PRIVATE PARKING.
NO ONWARD CHAIN.**

TO BE SOLD: situated in this popular residential setting within level walking distance of Marlow High Street, a handsome two bedroom mid terrace home providing well-kept and good sized 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:

COVERED ENTRANCE PORCH part glazed front door to

ENTRANCE HALL wooden flooring, stairs to First Floor Landing, radiator.



LIVING ROOM front aspect room with double glazed bay window, wooden flooring, radiator,



porthole window.

DINING ROOM rear aspect room with double glazed window, storage cupboard, radiator, glazed door to



KITCHEN fitted with a matching range of floor and wall units, wooden work surfaces, gas and electric cooker points, extractor fan, single drainer single bowl sink unit, integrated fridge, wooden flooring, side aspect double glazed window, door to Rear Lobby

UTILITY ROOM providing space and plumbing for washing machine, further domestic appliance space, rear aspect double glazed window and door to garden.

CLOAKROOM comprising low level w.c., double glazed frosted window.



FIRST FLOOR

LANDING access to loft space with fitted ladder.

BEDROOM ONE front aspect room with double glazed bay window, built in cupboard, radiator.

BEDROOM TWO rear aspect room with double glazed window, built in cupboard, radiator.



BATHROOM refitted white suite comprising tile enclosed bath with Triton shower over, pedestal wash hand basin, heated towel rail, tiled floor and walls, double glazed frosted window.

SEPARATE W.C. comprising low level w.c., double glazed frosted window, tiled floor.

OUTSIDE



TO THE FRONT of the property is a private area of lawned garden with panel fence surround and steps stone pathway leading to the front door.

THE REAR GARDEN offers a high degree of privacy and is predominantly laid to lawn with paved patio area to the rear of the house, panel fence and shaped hedge surround, gated rear access leading to



There is on street parking available in Mill Road and **PRIVATE PARKING** to the rear. This can be accessed via the track to the left of the terrace.

M48121124

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 1PX** and entering Mill Road from Station Road number 7 can be found, after a short distance, on the left hand side identified by an Andrew Milsom 'For Sale' board.

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.

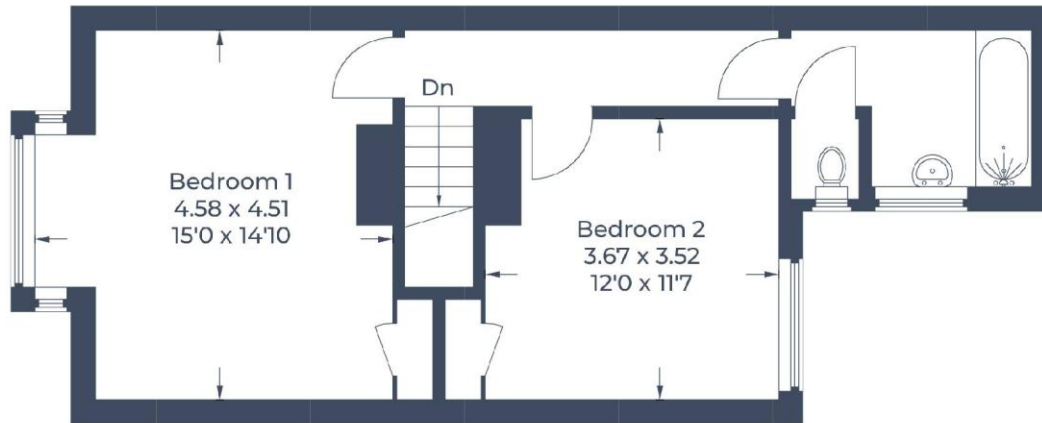
Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement 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 = 102.9 sq m / 1108 sq ft



First Floor



Ground Floor

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

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