



**16 DOUGLAS COURT, MARLOW**  
**PRICE: £375,000 FREEHOLD**

**am** ANDREW  
MILSOM

**16 DOUGLAS COURT  
MARLOW  
BUCKS SL7 1UQ**

**PRICE: £375,000 FREEHOLD**

This spacious mid terrace town house located on the eastern outskirts of town has a conservatory extension, a sunny aspect to the rear and is generally in need of modernisation.

**SOUTH FACING PATIO GARDEN:  
THREE BEDROOMS: BATHROOM:  
CLOAKROOM: SITTING ROOM:  
KITCHEN/DINING ROOM:  
CONSERVATORY:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING: GARDEN STORE:  
GARAGE: NO ONWARD CHAIN.**

**TO BE SOLD:** this spacious modern town house has been extended to the rear to offer versatile accommodation now in need of redecoration and modernisation. It is being sold with a nearby single garage and is enhanced by gas fired warm air central heating to vents distributed throughout the house. The property is conveniently located opposite a green and is well placed for schools and for fast access to the Motorways. 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** outside light, door to:

**ENTRANCE HALL** stairs to first floor, storage and boiler cupboards with Johnson Starley gas fired warm air boiler.

**CLOAKROOM** with wash basin, low level w.c.,



**SITTING ROOM:**



**KITCHEN/DINING ROOM** tiled flooring, work surface, drawers and cupboards, one and a half bowl single drainer sink, space and plumbing for washing machine and dish washer, double oven, four ring gas

hob, double glazed double doors to

**CONSERVATORY** tiled flooring, double glazed windows and double doors opening to patio..

**FIRST FLOOR**

**LANDING** access to loft, airing cupboard with hot water cylinder, storage cupboard



**BEDROOM ONE** fitted wardrobes.



**BEDROOM TWO**



**BEDROOM THREE:**



**BATHROOM** with panelled bath with shower, pedestal wash basin, low level w.c., tiled walls and floor.

**OUTSIDE**

**TO THE FRONT** there is pedestrian access by an open green leading to the front garden which is walled and paved.



**TO THE REAR** the garden is enclosed by close boarded fencing and completely paved with two timber garden stores. The rear garden measures about 19' x 17' (5.79 x 5.18m) excluding the return by the Conservatory where there is a tap.

There is rear pedestrian access leading to a path leading to the **GARAGE** (number 73) being in a block immediately to the rear. There is further car parking available on the roads around this street.

**M34281224**

**EPC BAND: D**

**COUNCIL TAX BAND: D**

**VIEWING:** Please contact our Marlow office [marlow@andrewmilsom.co.uk](mailto:marlow@andrewmilsom.co.uk) or 01628 531 222.

**DIRECTIONS:** using the postcode **SL7 1UQ**, having turned into Gunthorpe Road, turn first right into Peacock Road where Douglas Court can be found on the right hand side. Pedestrian access leads up the middle of the court where number 16 will be seen on the right.

**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](mailto: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.

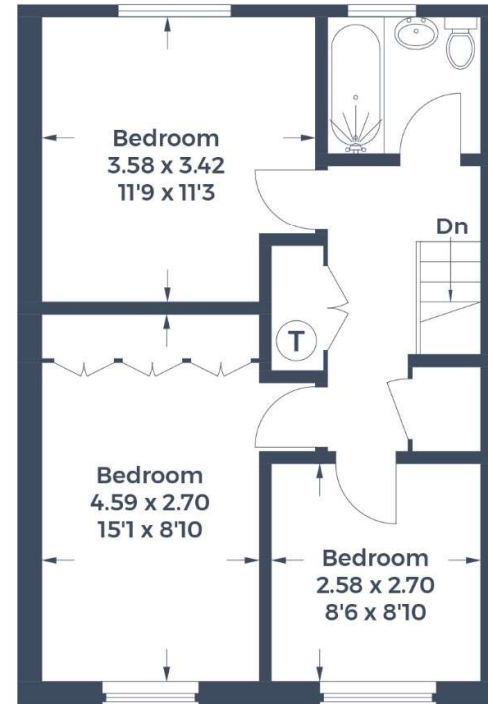
**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area  
Ground Floor = 53.2 sq m / 573 sq ft  
First Floor = 45.0 sq m / 484 sq ft  
Total = 98.2 sq m / 1,057 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.