



51 THE CROFT, MARLOW
PRICE: £465,000 FREEHOLD

am ANDREW
MILSON

**51 THE CROFT
MARLOW
BUCKS SL7 1UR**

PRICE: £465,000 FREEHOLD

This much improved three bedroom end town house has been cleverly remodelled to create spacious and versatile accommodation in excellent decorative order and is strongly recommended for an internal viewing.

SOUTH FACING GARDEN: THREE

BEDROOMS: BATHROOM:

CLOAKROOM: LIVING ROOM:

FAMILY ROOM:

STYLISH REFITTED KITCHEN: GAS

CENTRAL HEATING: DOUBLE

GLAZING:

OFF ROAD PARKING.

TO BE SOLD: Having been recently improved by the present owners, this well planned three bedroom town house provides much improved and tastefully presented living accommodation worthy of an internal inspection. This property is located in a popular residential area just one mile from Marlow Town centre and ideally placed for Motorway access. Marlow offers an excellent range of shopping, sporting and social facilities as well as railway station with train service to Paddington, via Maidenhead, which will connect to Crossrail soon. The Marlow Bypass is within a few minutes' drive providing easy access to the M4 at Maidenhead and the M40 at High Wycombe.

The accommodation is as follows:

ENTRANCE HALL: wooden flooring, radiator, storage cupboard with power.

CLOAKROOM refitted with low level w.c., radiator, wash basin with tiled splash back, vanity unit, wooden flooring.



FAMILY ROOM with wooden flooring, covered radiator, television aerial point, double glazed window and door to front drive.



LIVING/DINING ROOM: wooden flooring, two radiators, double glazed window and patio door to garden, stairs to first floor.



KITCHEN: refitted with floor and wall units, marble work surfaces with inset sink and induction hob with extractor fan over, integrated dishwasher, washing machine and fridge/freezer, under unit lighting, laminated flooring, front aspect double glazed window, electric oven and microwave.

FIRST FLOOR LANDING: access to loft via ladder and combination boiler, linen cupboard.



BEDROOM ONE: rear aspect double glazed window, double built in wardrobe, radiator.



BEDROOM TWO: front aspect room with double glazed window, radiator.

BEDROOM THREE: rear aspect, double glazed window, radiator.



BATHROOM with white suite of wash basin in vanity unit, drawers and cupboards under, low level w.c., panel enclosed bath with shower over, heated towel rail.

OUTSIDE

TO THE FRONT there is a driveway providing parking space for two cars, outside tap and power supply. There is gated side access to the **REAR GARDEN** which enjoys a southerly aspect and comprises a stone patio leading onto

an astro turf lawn with shrub borders and a garden store in one corner. The rear garden has a depth of about 32ft and is well enclosed and screened panelled fencing.



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EPC BAND: C

VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow office turn right at the top of the High Street into Spittal Street and across the mini roundabout into Chapel Street which becomes Little Marlow Road. Just after passing the Great Marlow School playing fields on your left, turn right at the next mini roundabout into Wiltshire Road

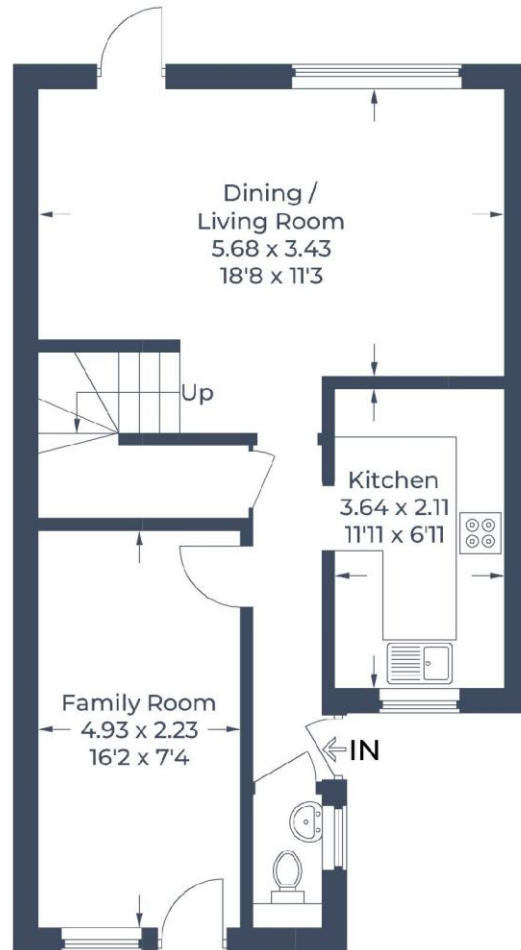
which follow nearly to the end where turn right into Gunthorpe Road and then first left into The Croft. 51 will be seen facing you on the apex of the left hand bend.

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.

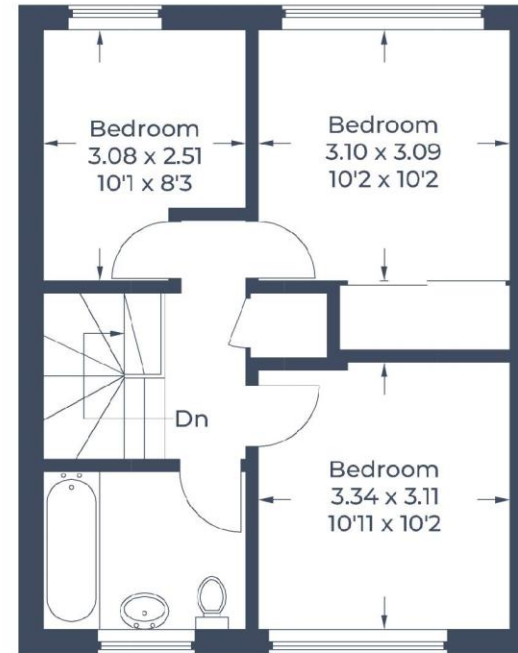
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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

Approximate Gross Internal Area
Ground Floor = 53.2 sq m / 573 sq ft
First Floor = 42.5 sq m / 457 sq ft
Total = 95.7 sq m / 1,030 sq ft



Ground Floor



First Floor

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