



TALL TREES, CADMORE END
PRICE: £775,000 FREEHOLD

am ANDREW
MILSON

**TALL TREES
MARLOW ROAD
CADMORE END
BUCKS HP14 3PF**

PRICE: £775,000 FREEHOLD

An attractive four bedroom detached family home in need of modernisation providing the ideal opportunity to remodel with planning consent to extend ref 24/06028/FUL.

**65' REAR GARDEN BACKING ONTO
WOODLAND: MAIN BEDROOM WITH EN
SUITE BATHROOM AND DRESSING
ROOM:THREE FURTHER BEDROOMS:
FAMILY BATHROOM:ENTRANCE
HALL:CLOAKROOM:LIVING ROOM:DINING
ROOM:STUDY:KITCHEN:DOUBLE
GARAGE:MOSTLY DOUBLE GLAZED:OIL
FIRED CENTRAL HEATING:DRIVEWAY
PARKING:NO ONWARD CHAIN.**

TO BE SOLD: situated in this popular semi rural setting, a handsome four bedroom detached family home offering well planned living accommodation which is in need of complete modernisation. Cadmore End is located about five miles north of Marlow high street which has an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed front door to

ENTRANCE HALL stairs to first floor, radiator, door to Garage.



LIVING ROOM a rear aspect room overlooking the rear garden, stone open fireplace, radiator, glazed doors to

DINING ROOM a rear aspect room with double glazed window and door to garden, radiator, door to



KITCHEN matching floor and wall units, double drainer single bowl sink unit, electric cooker point, double glazed window and door to garden.

STUDY a front aspect room with double glazed leaded light window, radiator.

CLOAKROOM comprising low level wc, wash hand basin.

FIRST FLOOR

LANDING access into loft space, double glazed leaded light window to the front, airing cupboard.



BEDROOM ONE a rear aspect room with double glazed window, radiators. Archway through to

DRESSING ROOM with built in wardrobe and double glazed window and door to



EN SUITE BATHROOM comprising an enclosed panel bath wash hand basin, low level wc, side aspect window, radiator.

BEDROOM TWO a rear aspect room with double glazed window, radiator.

BEDROOM THREE a front aspect room with double glazed window, radiator.

BEDROOM FOUR a front aspect room with double glazed window, built in wardrobe and cupboard, radiator.



FAMILY BATHROOM comprising panel enclosed bath, wash hand basin, low level wc, side aspect window, radiator.

OUTSIDE

TO THE FRONT is an area of lawn and driveway parking and gates leading through to a continuation of the driveway.

DOUBLE GARAGE with up and over door, light, power and a freestanding oil fired central heating boiler.

TO THE REAR the garden measure approximately 65ft in length which is mainly laid to lawn with panelled fence surround and further screening provided by mature trees. There is woodland to the side and rear which also provides additional screening. The oil container and septic tank are also in the rear garden.



M46950423

EPC BAND: tbc

COUNCIL TAX BAND: F

VIEWING: Please arrange a visit by contacting us on **01628 890707** or **homes@andrewmilsom.co.uk**

DIRECTIONS: from our Marlow high street office proceed to the obelisk turning right into Spittal Street and at the next mini roundabout turn left onto Dean Street which continues onto Marlow Road. Stay on this road through Lane End and Bolter End for about 5 miles into Cadmore End and Tall Trees is the last house on the right 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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

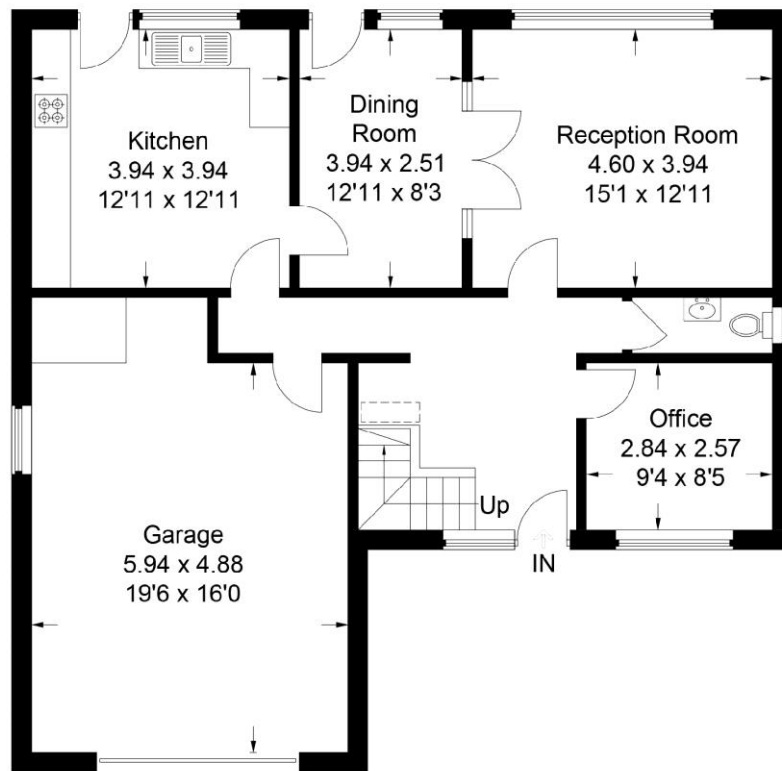
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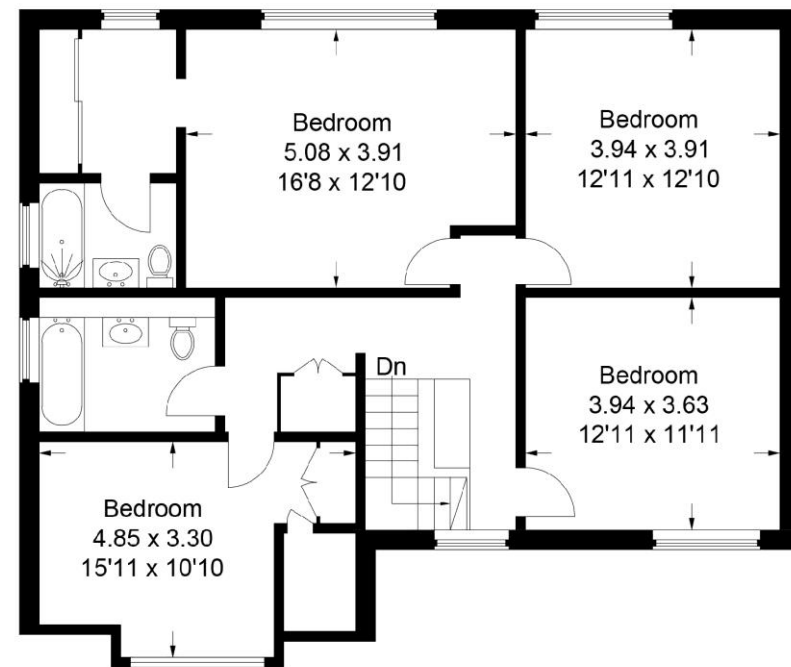
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 104.0 sq m / 1,119 sq ft
 First Floor = 95.2 sq m / 1,025 sq ft
 Total = 199.2 sq m / 2,144 sq ft



Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0

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.

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