



6 ROOKERY COURT, MARLOW
PRICE: £650,000 FREEHOLD

am ANDREW
MILSON

**6 ROOKERY COURT
MARLOW
BUCKS SL7 3HR**

PRICE: £650,000 FREEHOLD

Situated within the heart of the town, a well presented three storey four bedroom town house forming part of this popular development.

**PRIVATE REAR GARDEN:
THREE/FOUR BEDROOMS: BATHROOM:
ENTRANCE HALL: UTILITY ROOM:
GROUND FLOOR BEDROOM/STUDY:
CLOAKROOM: FIRST FLOOR
LIVING/DINING ROOM WITH BALCONY:
KITCHEN: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
GARAGE: DRIVEWAY PARKING. PLANNING
CONSENT TO EXTEND TO THE REAR.**

TO BE SOLD: conveniently located within a short stroll of Marlow High Street, a spacious three storey three/four bedroom town house providing well planned and adaptable 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:

Part glazed front door to **ENTRANCE HALL** laminated wood flooring, stairs to First Floor Landing with storage recess under, radiator, door to Garage.

UTILITY ROOM matching floor and wall units, enamel sink, space and plumbing for washing machine, additional appliance space, wall mounted central heating boiler, door to Garden.



GROUND FLOOR BEDROOM/STUDY rear aspect room with double glazed sliding doors to Garden, laminated wood flooring, radiator.

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

FIRST FLOOR

LANDING door to



LIVING/DINING ROOM a dual aspect room with double glazed windows and doors to **BALCONY**, wooden flooring, radiators, stairs to Second Floor, television aerial point and wide opening to



KITCHEN matching floor and wall units, roll edge work surfaces, enamel sink, gas hob with oven below, tiled borders, integrated fridge, space and plumbing dishwasher.

SECOND FLOOR access to partly boarded loft space with ladder and light.



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



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

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



BATHROOM white suite comprising enclosed panel bath with shower over, vanity wash hand basin, low level w.c., double glazed frosted window, heated towel rail, tiled floor.

OUTSIDE

TO THE FRONT of the property is a driveway providing off road parking in front of

GARAGE with roller door, light and power.



THE REAR GARDEN to the rear of the house is a paved patio area leading onto the remainder of the garden which is laid to lawn with flower and shrub borders enclosed by panel fencing and brick walling.

M48270225

EPC BAND: TBC

COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode **SL7 3HR** number 6 can be found after a short distance on the right hand side.

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.

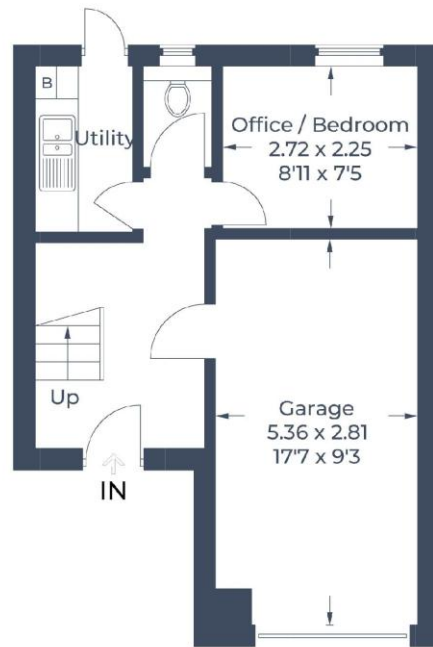
Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement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

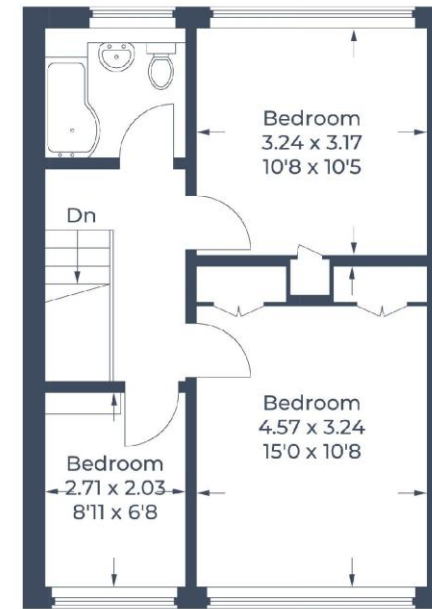
Approximate Gross Internal Area
 Ground Floor = 35.2 sq m / 379 sq ft
 First Floor = 41.3 sq m / 444 sq ft
 Second Floor = 41.1 sq m / 442 sq ft
 Total = 117.6 sq m / 1,265 sq ft



Ground Floor



First Floor



Second Floor

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