



5 CRESWELL ROW, MARLOW
PRICE: £520,000 FREEHOLD

am ANDREW
MILSOM

**5 CRESWELL ROW
MARLOW
BUCKS SL7 2QD**

PRICE: £520,000 FREEHOLD

An attractive two bedroom Victorian cottage conveniently tucked away in this private setting yet within a short stroll of Marlow High Street.

PRIVATE REAR GARDEN: TWO DOUBLE BEDROOMS – ONE WITH ENSUITE SHOWER ROOM: ENTRANCE LOBBY: SITTING ROOM WITH FEATURE FIREPLACE: KITCHEN: INNER LOBBY: GROUND FLOOR BATHROOM: GAS CENTRAL HEATING TO RADIATORS: DOUBLE GLAZING. NO ONWARD CHAIN.

TO BE SOLD: A charming two bedroom terraced cottage ideally located in the heart of the town with such features as a good sized reception room with feature fireplace, two double bedrooms, one with an ensuite shower and a private garden to the rear. 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 LOBBY** door to



SITTING ROOM front aspect room with double glazed bay window, fitted blinds, exposed brick open fireplace, strip wooden flooring, radiator, beamed ceiling, television aerial point, stairs to First Floor Landing with cupboard under.



KITCHEN fitted with a range of Shaker style floor and wall units, marble effect work surfaces, stainless steel gas hob with extractor fan over and oven below, integrated fridge freezer, one and a half bowl sink unit, door to Garden.

INNER LOBBY tiled floor, space and plumbing for washing machine, wall mounted central heating boiler and door to



BATHROOM white suite comprising enclosed panel bath with mixer taps, shower attachment and additional Aqualisa shower over, vanity wash hand basin, low level w.c., partly tiled walls with mosaic border, double glazed window, radiator, tiled floor.

FIRST FLOOR

LANDING access to loft space.



BEDROOM ONE front aspect room with double glazed window with blinds, cast iron fireplace, built in wardrobes, radiator.



BEDROOM TWO rear aspect room with double glazed window, radiator, airing cupboard and door to



ENSUITE SHOWER ROOM white suite comprising tile and glazed shower cubicle, vanity wash hand basin, low level w.c., radiator, heated towel rail, double glazed frosted window.

OUTSIDE



TO THE REAR of the property is a private garden with paved patio area leading onto the remainder of the garden which is laid to lawn with panel fence surround and further concrete seating area to the rear, outside tap, garden shed and gated side access.

M48290225

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 2QD** Creswell Row is a walkway off of Cambridge Road.

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 = 41.7 sq m / 449 sq ft
First Floor = 39.7 sq m / 427 sq ft
Total = 81.4 sq m / 876 sq ft

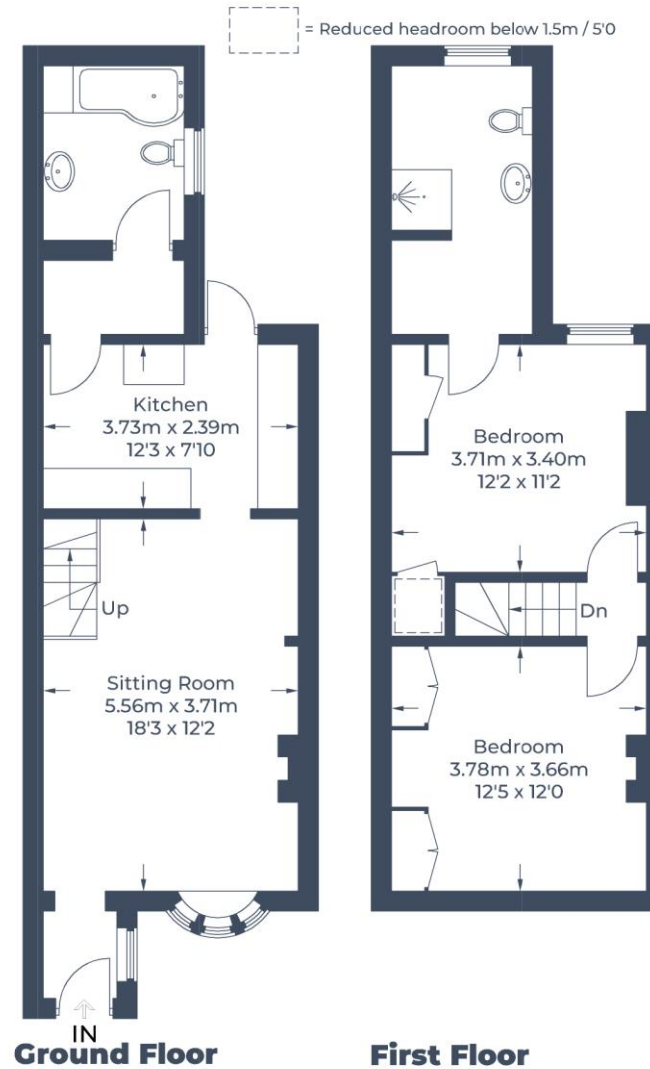


Illustration for identification purposes only,
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