



11 TERRINGTON HILL, MARLOW
PRICE: £1,100,000 FREEHOLD

am ANDREW
MILSOM

**11 TERRINGTON HILL
MARLOW
BUCKS SL7 2RE**

PRICE: £1,100,000 FREEHOLD

Situated on this popular development and within a short stroll and catchment of Spinfield Primary School, an extremely well presented four bedroom detached family home providing well-kept and good sized living accommodation worthy of an internal inspection.

**PRIVATE REAR GARDEN: MAIN BEDROOM
WITH ENSUITE SHOWER ROOM:
THREE FURTHER BEDROOMS:
FAMILY BATHROOM: ENTRANCE HALL:
CLOAKROOM: STUDY: LIVING ROOM:
DINING ROOM: FITTED KITCHEN:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: DOUBLE GARAGE:
DRIVEWAY PARKING.**

TO BE SOLD: forming part of this ever popular development on high ground on the west side of Marlow, an attractive four bedroom detached family home providing well-appointed and adaptable living accommodation worthy of an internal inspection. This property is within a short walk of Spinfield Primary School and within easy access of Marlow town centre with 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:

Panel front door to **ENTRANCE HALL** stairs to First Floor Landing with storage cupboard under, radiator.

CLOAKROOM white suite comprising low level w.c., vanity wash hand basin, Karndean flooring, double glazed frosted window, radiator.

STUDY double glazed frosted window, radiator.



LIVING ROOM dual aspect room with double glazed window to front and doors to the rear garden, cast iron feature fireplace with inset gas coal effect fire, television aerial point, radiators.



DINING ROOM rear aspect room with sliding doors to the rear garden, radiator.



KITCHEN fitted with a matching range of floor and wall units, tiled work surfaces incorporating a breakfast bar, single bowl sink unit, space and plumbing for washing machine and dishwasher, space for upright fridge freezer, ceramic hob with extractor fan over and oven below, Karndean flooring, rear aspect double glazed window, radiator, door to side, cupboard housing central heating boiler.

FIRST FLOOR LANDING access to partly boarded loft space, full height double glazed window to front, shelved storage cupboard, airing cupboard, radiator.



BEDROOM ONE rear aspect room with double glazed windows providing views over the rear garden, built in wardrobes, radiator and door to



ENSUITE SHOWER ROOM double sized tile and glazed shower, his and hers wash hand basins, low level w.c., heated towel rail, tiled floor with electric underfloor heating, double glazed frosted window.



FAMILY BATHROOM white suite comprising enclosed panel bath with separate tile and glazed shower cubicle, suspended wash hand basin, low level w.c., fully tiled walls, tiled floor with underfloor heating, double glazed frosted windows.



M48280325 EPC BAND: C
COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode SL7 2RE number 11 can be found on the right hand side coming up from Barnards Hill.

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, fixtures and fittings.



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

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

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

OUTSIDE

TO THE FRONT is a good sized driveway with off road parking in front of the **DOUBLE GARAGE** with up and over door, light and power.



TO THE REAR there is an area of private garden with full width paved patio with steps up to lawned garden with shaped hedge and panel fence surround, water and electric points.

Approximate Gross Internal Area
Ground Floor = 72.6 sq m / 781 sq ft
First Floor = 82.9 sq m / 892 sq ft
Garage = 21.6 sq m / 232 sq ft
Total = 177.1 sq m / 1,905 sq ft

