



21 CHARGERS PADDOCK, MARLOW
PRICE: £500,000 LEASEHOLD

am ANDREW
MILSOM

**21 CHARGERS PADDOCK
HARLEYFORD ESTATE
HENLEY ROAD
MARLOW
BUCKS SL7 2DX**

PRICE: £500,000 LEASEHOLD

Situated on the Bucks banks of the River Thames, just a stone throw from the water, a top quality two double bedroom detached lodge with superbly equipped accommodation and delightful views.

**OPEN PLAN KITCHEN/DINING/LIVING ROOM WITH VAULTED CEILING:
TWO DOUBLE BEDROOMS:
ENSUITE SHOWER ROOM AND SEPARATE BATHROOM: UTILITY ROOM:
ELECTRIC CENTRAL HEATING:
WIDE DECK WITH RIVER VIEWS:
TWO OFF ROAD PARKING SPACES:
NO ONWARD CHAIN.**

TO BE SOLD: A delightful two bedroom single storey lodge peacefully set in the beautiful Riverside Harleyford Estate which boasts an 18 hole golf course and Marina within two miles of thriving Marlow. The property occupies a prime location on the banks of the Thames and is well placed for tow and footpath walks into the Town. The property itself has been equipped to an exceptional standard and provides stylish accommodation with light rooms. The open plan Reception Room/Kitchen has a vaulted ceiling and bifold doors onto a sunny deck. Nearby 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:

COVERED ENTRANCE glazed front door to

ENTRANCE HALL high ceiling, radiator, Amtico flooring, shelved cupboard. Door to

KITCHEN/DINING/LIVING ROOM



Kitchen Area contemporary wall and base units with Quartz contrasting working surface, one and a half stainless steel sinks, single drainer, mixer tap and filtered water tap, Bosch four ring induction hob, Quartz back plate and cooker hood, Bosch double oven, microwave oven, coffee machine, dishwasher, fridge and freezer, retractable larder, vaulted ceiling with three electric operated roof lights with rain sensors and blinds, central unit with drawers, working surface, cabinet with integral tv.



Dining Area vaulted ceiling, three pendant lights, Amtico flooring and picture windows with views over the grounds towards the River Thames.



Living Area vaulted ceiling with three electric operated roof lights with rain sensors and blinds three roof lights, two vertical radiators, fitted mirror, ceiling speakers, windows overlooking ground to the river and bi-fold doors opening to the enclosed deck,.

UTILITY ROOM Amtico flooring, working surface with plumbing for washing machine and space for tumbler dryer, fitted cupboard, vaulted ceiling, Heatrae Sadia electric boiler and hot water system with pressurised tank, cloaks hanging, extractor fan.



BEDROOM TWO double aspect with pleasant views, vaulted ceiling, radiator, triple wardrobe with matching drawers and bedside tables.



BATHROOM white suite of wash basin on a wide vanity stand with cupboards, fitted mirror, pelmet lighting, tiled walls, heated towel rail, Amtico floor, low level w.c., P shaped bath, separate shower unit, vaulted ceiling, shaver socket & extractor fan.



BEDROOM ONE dressing table, radiator, fitted mirror, windows overlooking the grounds, recess for the double bed with matching bedside tables, vaulted ceiling, door to the Ensuite Shower Room and door to **WALK IN WARDROBE** with range of open shelving and hanging rails.



ENSUITE SHOWER ROOM white suite of twin wash basins on a wide vanity stand with cupboards, low level w.c., tiled floor and walls, extractor fan, full width tile and glazed shower cubicle with hand held attachment and overhead rose, shower screen, heated towel rail, vaulted ceiling, extractor fan.



OUTSIDE The property is approached over a flagstone pathway onto wooden steps leading to a wide deck ideal for 'alfresco' dining and with superb views over the grounds towards the river. The deck is enclosed by smoked glass and chrome balustrading with the decked pathway leading to the front door. The property is well illuminated and has a useful timber garden store and **TWO PARKING SPACES**.



TENURE: The LEASE had 70 unexpired years from 03/02/25. There are 5 unexpired years of the 10 year WARRANTY. The last annual GROUND RENT payment was £2,486.33. The last SERVICE CHARGE was £2,640.00 per annum.

M48360325 EPC BAND: N/A
COUNCIL TAX BAND: EXEMPT

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

DIRECTIONS: Use **SL7 2DX** and at the security gate you will be guided at the Security Gate to Chargers Paddock. No 21 is at the end

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.

Approximate Gross Internal Area = 87.5 sq m / 942 sq ft

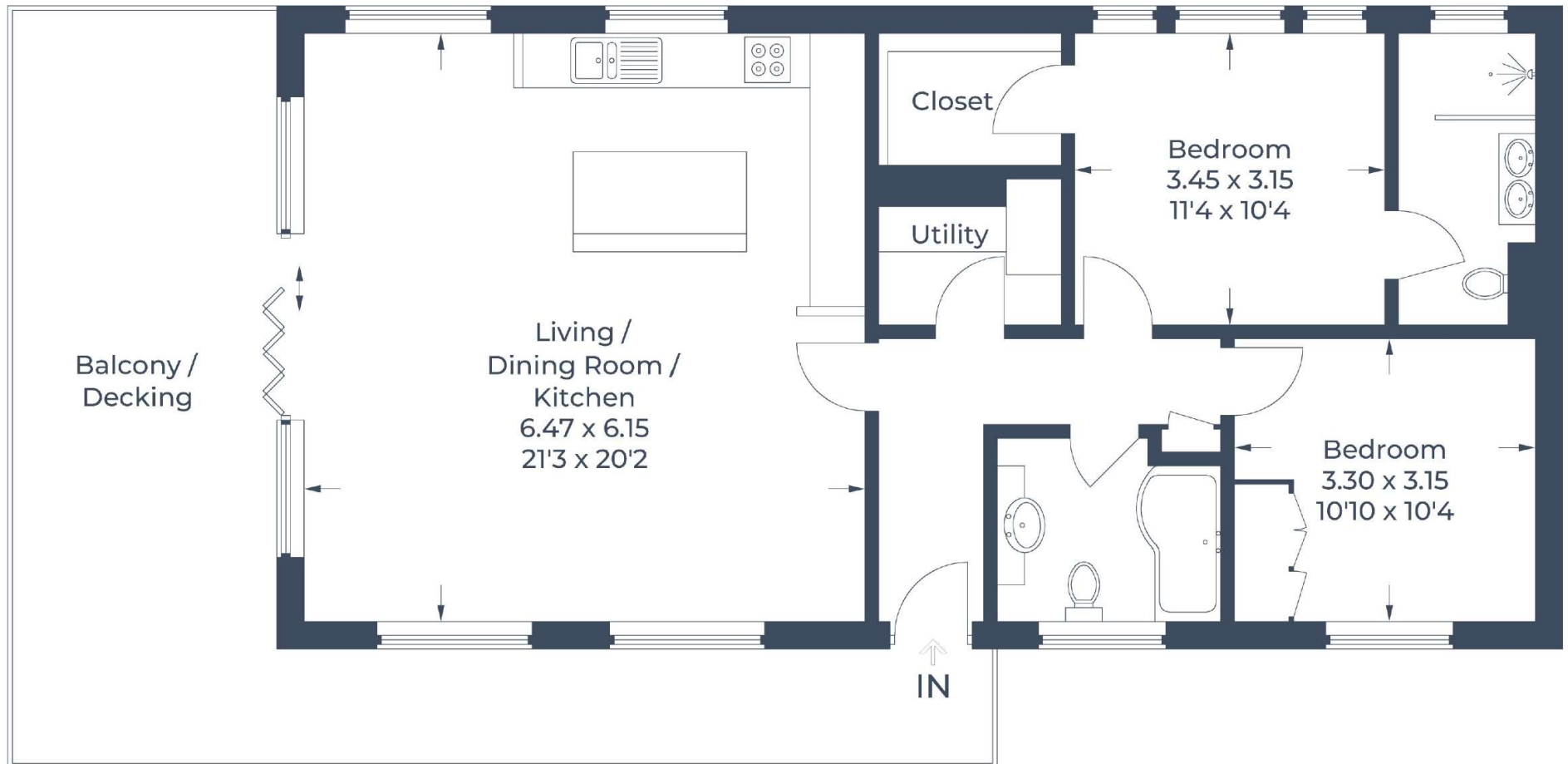


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