



49 SEYMOUR COURT ROAD, MARLOW
PRICE: £550,000 FREEHOLD

am ANDREW
MILSOM

**49 SEYMOUR COURT ROAD
MARLOW
BUCKS SL7 3BQ**

PRICE: £550,000 FREEHOLD

An extremely well appointed and carefully maintained three bedroom terraced home conveniently located within a few minutes' walk of Marlow High Street and enjoying views towards open countryside to the rear.

SUNNY SOUTH WEST FACING 65' REAR GARDEN: THREE BEDROOMS: BATHROOM: ENTRANCE HALL: MODERN KITCHEN: UTILITY ROOM: LIVING ROOM WITH FEATURE FIREPLACE: DRIVEWAY PARKING: ADDITIONAL RESIDENTS PARKING: GAS CENTRAL HEATING TO RADIATORS, DOUBLE GLAZING. NO ONWARD CHAIN.

TO BE SOLD: a well presented 1930's built three bedroom home situated in this popular and convenient setting within a few minutes' walk of Marlow High Street and close to open countryside. This property benefits from such features as modern kitchen with useful utility room, private 65' south west facing rear garden with views towards open countryside, driveway parking for two cars and a light and airy living room with feature fireplace. 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** stairs to First Floor Landing, laminated wood flooring and door to



KITCHEN fitted with a matching range of floor and wall units, ample work surface space, double sized stainless steel sink unit, laminated wood flooring, tiled splashbacks, Range style cooker with extractor fan over, water softener, space and plumbing for dishwasher, wall mounted Worcester central heating boiler, space for American style fridge freezer, dual aspect double glazed windows, radiator and double glazed door to



UTILITY ROOM providing space and plumbing for washing machine, laminated wood flooring, double glazed windows and doors to garden, electric heater.



LIVING ROOM dual aspect room with double glazed windows, feature fireplace with inset lighting, television aerial point, radiator, laminated wood flooring, Hive thermostat for central heating.

FIRST FLOOR

LANDING access to loft space with fitted ladder and light, rear aspect double glazed window providing superb views towards open countryside, radiator.



BEDROOM ONE front aspect room with double glazed window, laminated wood flooring, fitted wardrobe and radiator.



BEDROOM TWO front aspect room with double glazed window, laminated wood flooring, built in wardrobe and radiator.

BEDROOM THREE rear aspect room with double glazed window, laminated wood flooring and radiator.



BATHROOM white suite comprising enclosed panel bath with shower over, wash hand basin, low level w.c., partly tiled walls, radiator, laminated wood flooring, double glazed frosted window.

OUTSIDE

TO THE FRONT of the property is driveway parking for two cars and additional **RESIDENTS PARKING** opposite and gated side access leading to



THE REAR GARDEN which is an attractive feature of this property measuring approximately 65' (19.81m) in length and predominantly laid to lawn with well stocked flower and shrub borders, paved seating area, garden shed, panel fence surround and lovely views towards open countryside.

M48420425

EPC BAND: D

COUNCIL TAX BAND: D

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

DIRECTIONS: using the postcode **SL7 3BQ** number 49 can be found towards the far end on the left 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.

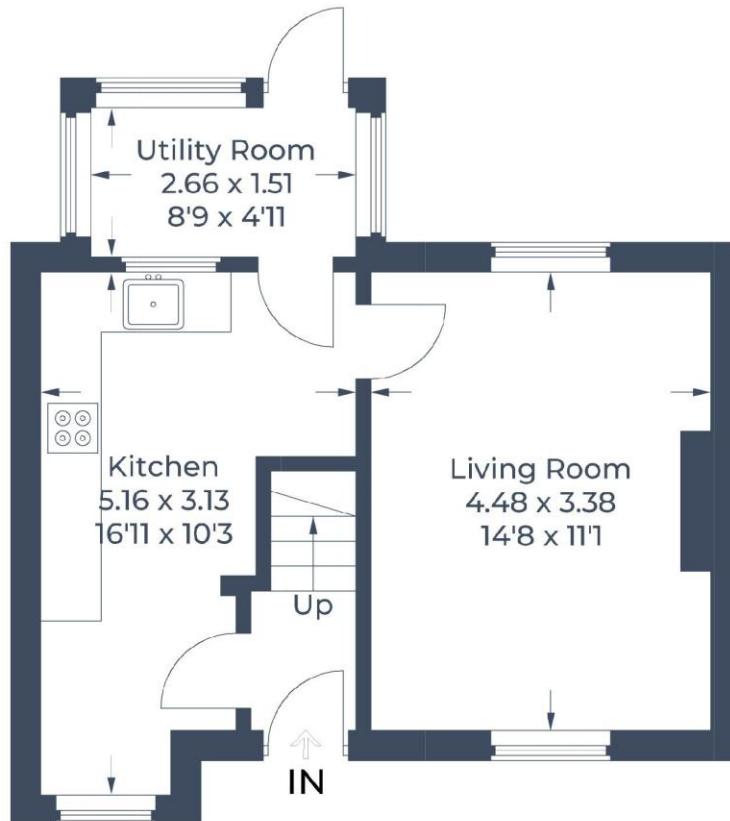
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

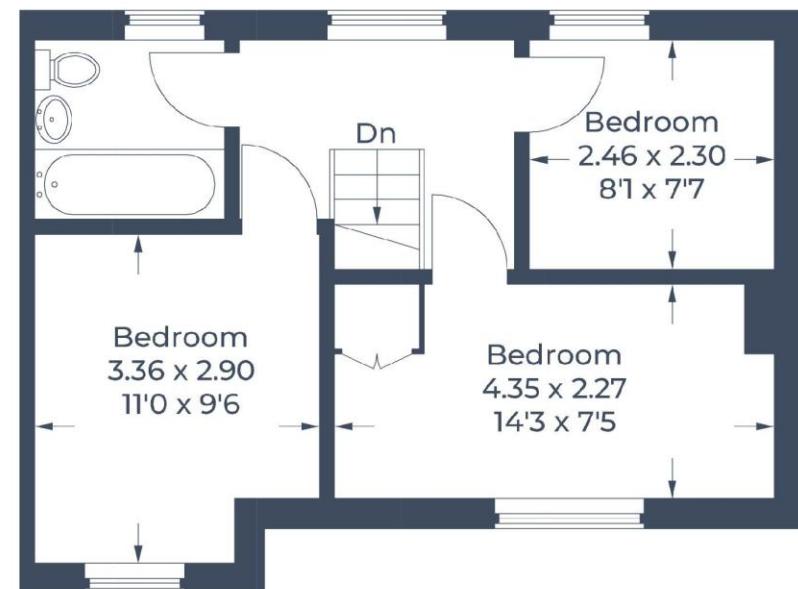
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area
Ground Floor = 36.3 sq m / 391 sq ft
First Floor = 35.3 sq m / 380 sq ft
Total = 71.6 sq m / 771 sq ft



Ground Floor



First Floor

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