

RE

35 THE CROFT, MARLOW
PRICE: £435,000 FREEHOLD

am ANDREW
MILSON

**35 THE CROFT
MARLOW
BUCKS SL7 1UP**

PRICE: £435,000 FREEHOLD

Conveniently located within one mile of Marlow High Street, an extremely well presented and considerably improved three bedroom terrace home offered for sale with no onward chain.

**PRIVATE REAR GARDEN:
THREE BEDROOMS:
SHOWER ROOM REFITTED IN 2024:
ENTRANCE HALL: LIVING ROOM:
KITCHEN REFITTED IN 2024:
DOUBLE GLAZING:
WARM AIR CENTRAL HEATING:
SINGLE GARAGE TO THE REAR:
NO ONWARD CHAIN.**

TO BE SOLD: having been recently improved and redecorated throughout, this immaculate and well-appointed three bedroom home provides stylish living accommodation worthy of an internal inspection. Marlow has excellent sports and social facilities, a busy High Street with a variety of shops, 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** part tiled flooring, stairs to First Floor Landing.



LIVING ROOM front aspect room with double glazed window, television aerial point, under stairs storage cupboard and door to



KITCHEN recently refitted with a matching range of Shaker style floor and wall units, oak work surfaces, single drainer single bowl sink unit, recessed central heating boiler, space and plumbing for washing machine and tumble dryer, induction hob with oven below and extractor fan over, LED lighting, space for American style fridge freezer, double glazed window and door to garden.

FIRST FLOOR

LANDING access to loft space, airing cupboard.



BEDROOM ONE front aspect room with double glazed window, built in wardrobe.



BEDROOM TWO rear aspect room with double glazed window.

BEDROOM THREE rear aspect room with double glazed window.



SHOWER ROOM refitted suite comprising tile and glazed shower cubicle, vanity wash hand basin, low level w.c., fully tiled walls, tiled floor, extractor fan, sensor light.

OUTSIDE

TO THE FRONT of the property is a small area of garden and a well maintained central green.



TO THE REAR is a private area of garden predominantly laid to lawn with panel fence surround, shingle borders, outside tap and gated rear access leading to

SINGLE GARAGE with up and over door in block to the rear.



M48450425

EPC BAND: C

COUNCIL TAX BAND: D

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

DIRECTIONS: using the postcode **SL7 1UP** continue along Wiltshire Road rather than turning into Gunthorpe Road. Park at the very end of Wiltshire Road and No 35 is on the right.

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.

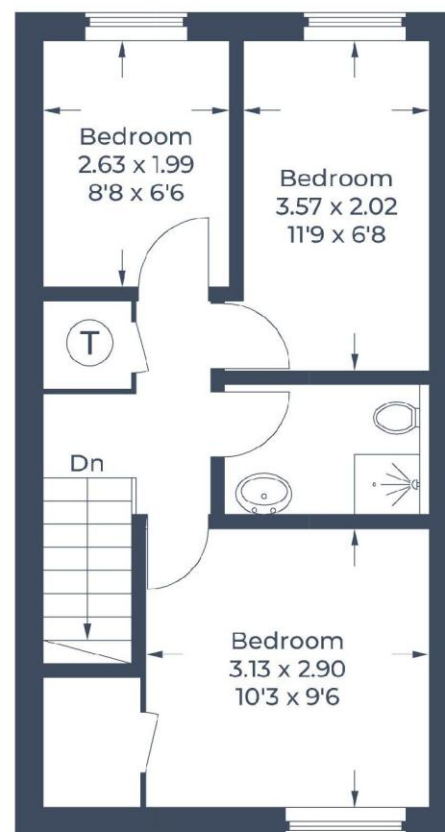
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

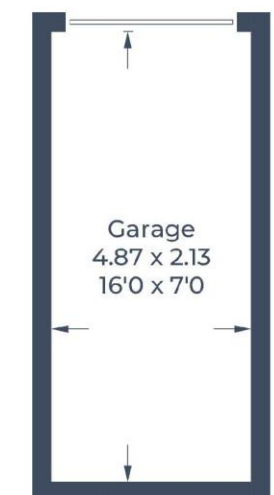
Approximate Gross Internal Area
 Ground Floor = 35.8 sq m / 385 sq ft
 First Floor = 34.2 sq m / 368 sq ft
 Garage = 10.4 sq m / 112 sq ft
 Total = 80.4 sq m / 865 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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

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