



51 STAPLETON CLOSE, MARLOW
PRICE: £695,000 FREEHOLD

am ANDREW
MILSOM

**51 STAPLETON CLOSE
MARLOW
BUCKS SL7 1TZ**

PRICE: £695,000 FREEHOLD

Situated in a pleasant cul de sac one mile from Marlow High Street, a superbly presented and tastefully extended four bedroom family home.

**LOW MAINTENANCE REAR GARDEN:
FOUR BEDROOMS: BATHROOM:
CLOAKROOM: KITCHEN/BREAKFAST
ROOM: LIVING ROOM: STUDY:
FAMILY/DINING ROOM: GAS CENTRAL
HEATING: DOUBLE GLAZING:
TILED, CARPETED AND WOODEN
FLOORS: PARKING: GARAGE/STORE.**

TO BE SOLD: this well-proportioned four bedroom family home is located in a popular residential area ideal for easy access to good primary and secondary schools and conveniently placed for the M4 and M40 motorways. The property is offered for sale in excellent order and over the years has been subject to many improvements. In addition to a rear extension which features a pleasant outlook over the garden from the stylish glazed and vaulted family/dining room, the kitchen and bathroom have recently been refitted. 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:

ENTRANCE PORCH part glazed front door.

ENTRANCE HALL stairs to First Floor cupboard under, radiator.

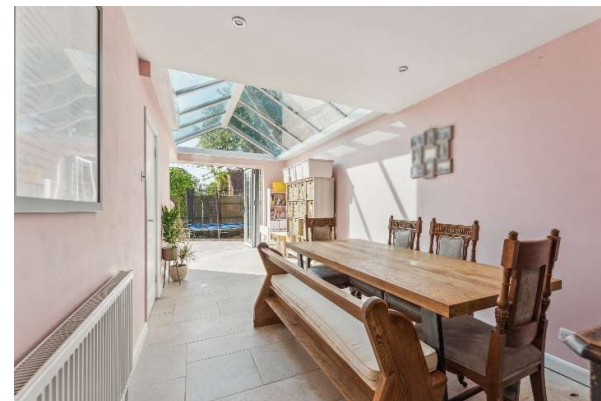
CLOAKROOM white suite of low level w.c., wash basin, vanity cupboards, radiator, extractor fan.



KITCHEN/BREAKFAST ROOM refitted with contemporary wall and base units with Quartz working surfaces, five ring gas hob, cooker hood, double oven, larder cupboard, wine fridge, space for fridge freezer, space for table, vertical radiator, further Quartz working surface with inset sink, grooved drainer and mixer tap, fitted dishwasher, space and plumbing for washing machine.



LIVING ROOM wood flooring, two windows overlooking the rear garden, recess spotlighting, radiator and door to



FAMILY/DINING ROOM an extension to the property with a stylish glazed and vaulted ceiling, bi-fold doors onto the rear garden, radiator and door to

STUDY door to Garage/Store, radiator.

FIRST FLOOR LANDING access to loft housing the gas fired boiler and hot water cylinder.



BEDROOM ONE radiator, wooden flooring, spotlighting.



BEDROOM TWO radiator, window overlooking the rear garden.



BEDROOM THREE wooden flooring, radiator, window overlooking rear garden.



BEDROOM FOUR a double room with radiator and window to rear, deep eaves cupboard.



BATHROOM refitted with white suite of large panel bath with hand held attachment and overhead rose, glazed shower screen, low level w.c. with concealed cistern, wash basin with vanity cupboards, heated towel rail, tiled floor, linen cupboard, extractor fan, tiled window sill.

OUTSIDE

THE FRONT GARDEN has a bonded Pea shingled driveway with parking for at least two cars, screened refuse area and access, via an up and over door, to the **GARAGE/STORE**.



THE REAR GARDEN has a southerly aspect and a shaped flagstone patio with electrical points, gravelled and brick edging, gravel bed ideal as a children's play area with stepping stones. The garden is enclosed by panel fencing.



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

DIRECTIONS: using the postcode SL7 1TZ and in turning into Stapleton Close bear right where number 51 will be found on the left.

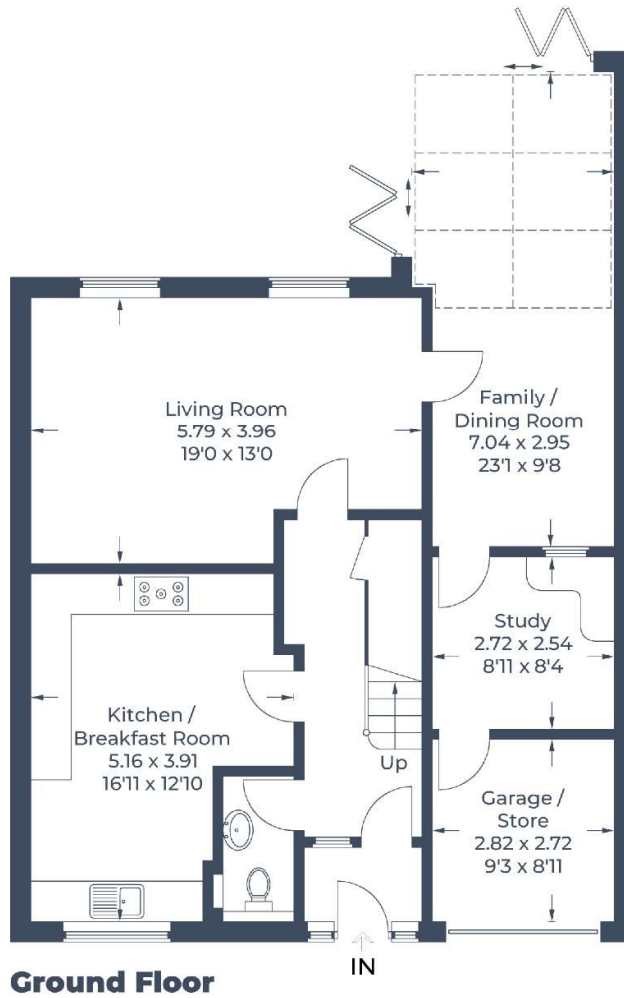
M48480425 **EPC BAND: C**
COUNCIL TAX BAND: E

MONEY LAUNDERING REGULATIONS:

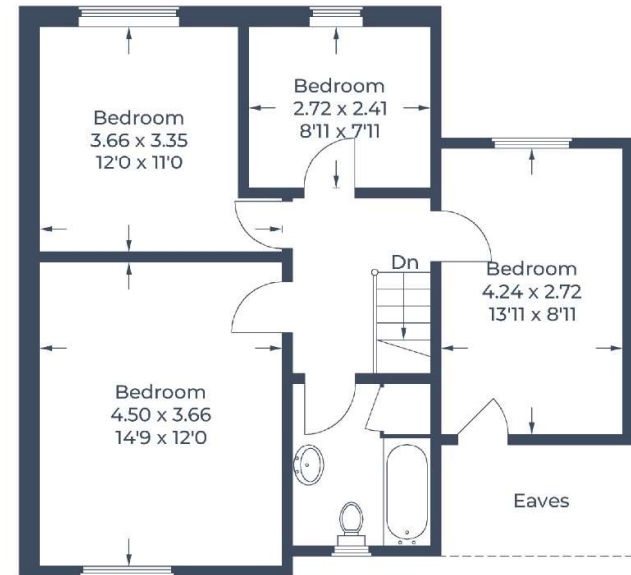
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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
Ground Floor = 91.0 sq m / 979 sq ft
First Floor = 57.8 sq m / 622 sq ft
Total = 148.8 sq m / 1,601 sq ft



Ground Floor



First Floor

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