



**9 STATION RISE, MARLOW**  
**PRICE: £1,100,000 FREEHOLD**

**am** ANDREW  
MILSOM



**9 STATION RISE  
MARLOW  
BUCKS SL7 1EJ**

**PRICE: £1,100,000 FREEHOLD**

Situated in the heart of the town just a few minutes' walk from Marlow High Street, a superbly presented and recently improved five bedroom three storey Victorian town house.

**WEST FACING GARDEN: FIVE BEDROOMS:  
ENSUITE SHOWER ROOM & CLOAKROOM:  
FAMILY BATHROOM: SITTING ROOM:  
FAMILY ROOM: SUPERB KITCHEN:  
CLOAKS/UTILITY ROOM:  
GAS CENTRAL HEATING: DOUBLE  
GLAZING: GARAGE: PARKING SPACE.**

**TO BE SOLD:** this well presented and particularly stylish five bedroom Victorian home is situated in a well thought of and popular residential area within an easy walk of the High Street, railway station and River Thames. The property has undergone extensive improvement in recent years which has included rewiring, replumbing, installation of new windows and reconfiguration of the second floor to create two good sized bedrooms with a Jack & Jill cloakroom. Elsewhere, the property is offered for sale in exceptional decorative order and includes character features such as fireplaces, wood burning stoves, tiled and wooden floors and panelled walls. Set on a sunny plot with a south west facing rear garden the property also has direct access to its own parking space and large single garage. 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** tiled floor, front door to

**ENTRANCE HALL** panelled wall, shoe cupboard and glazed door to

**RECEPTION HALL** radiator, half panelled wall, stairs to First Floor with cupboard under.



**SITTING ROOM** bay window, radiator, panelled walls, wood burning stove, attractive cast iron fireplace, tiled hearth, cabinets and shelving to side.



**FAMILY ROOM** wood burning stove, panelled fireplace with stone hearth, double glazed double doors to the garden, half panelled walls, wide opening to Kitchen, vertical radiator and door to

**CLOAKS/UTILITY ROOM** low level w.c., wash basin, tiled walls, working surface, appliance space with plumbing for washing machine, cupboards.



**REFITTED KITCHEN** this double aspect room has space for breakfast table, custom made range of wall and base units, granite working surfaces, Nexus range style cooker with induction hobs, grill and oven, cooker hood, tiled wall surrounds, larder cupboard, fridge and freezer, bin store, Lamona dishwasher, window overlooking the rear garden, Worcester gas fired boiler, vertical radiator.

**FIRST FLOOR LANDING** stairs to Second Floor, radiator, access to loft via retractable ladder.

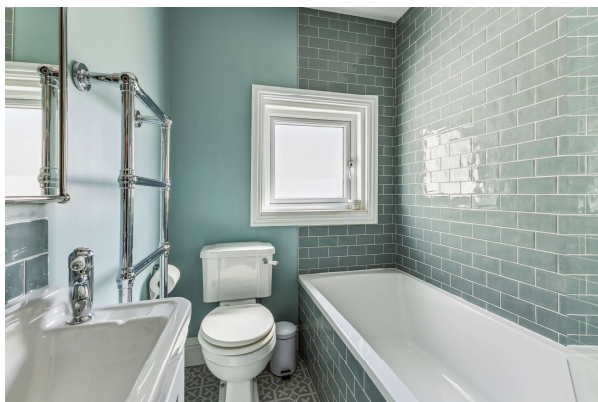


**BEDROOM ONE** range of fitted wardrobes, two radiators and door to



**ENSUITE SHOWER ROOM** white suite of full width shower cubicle, glazed screen, hand held attachment, overheat rose, extractor fan, low level w.c., wash basin with vanity cupboard, heated towel rail, tiled floor and walls.

**BEDROOM TWO** two built in wardrobes, feature fireplace.



**BATHROOM** white suite of panel bath, shower attachment, low level w.c., wash basin with vanity cupboard, tiled floor and walls, heated towel rail, extractor fan.



**BEDROOM THREE** radiator, window overlooking the rear.

**SECOND FLOOR LANDING** door to

**BEDROOM FOUR** large west facing window overlooking the town, radiator and folding door to

**JACK & JILL CLOAKROOM** white suite of low level w.c., wash basin with vanity cupboard, tiled floor and walls, extractor fan.

**BEDROOM FIVE** large window with easterly view over the town, radiator.

## **OUTSIDE**

**TO THE FRONT** is a small paved garden with brick walling, wrought iron gateway, well stocked borders, mature hedgerow, meter box and useful garden store.

**THE REAR GARDEN** is a feature of the property being west facing with a flagstone pathway and sun trap patio area onto an artificial lawn with meter box, brick walling, mature vine and access via a gate to **PARKING SPACE** at the end of the service road.

**GARAGE** for the parking of a good sized car with up and over door, light, power. Also ideal for storage.



**M45150425 EPC BAND: TBC**  
**COUNCIL TAX BAND: F**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or 01628 890707.

**DIRECTIONS:** using the postcode **SL7 1EJ** number 9 will be found on the west side of Station Rise.

## **MONEY LAUNDERING REGULATIONS:**

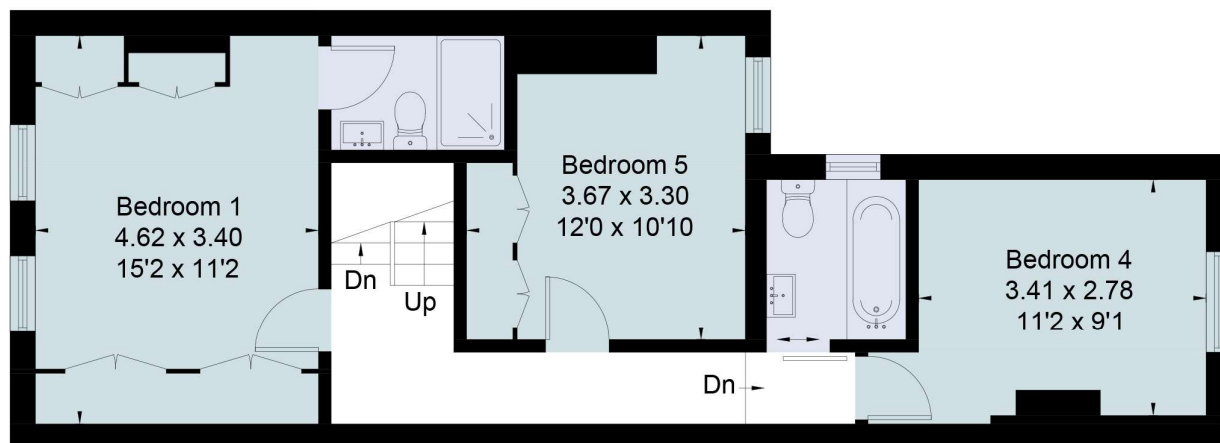
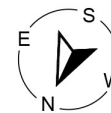
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

*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.*

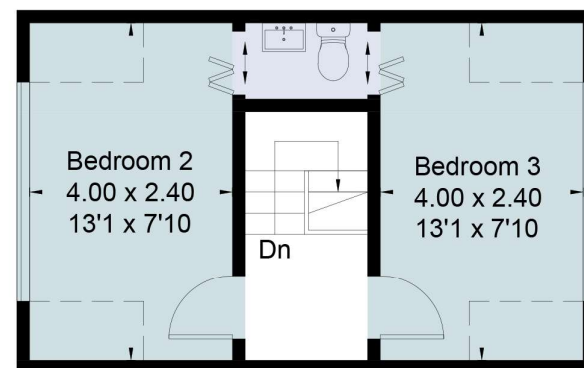
**DRAFT DETAILS**  
**AWAITING CLIENTS APPROVAL**



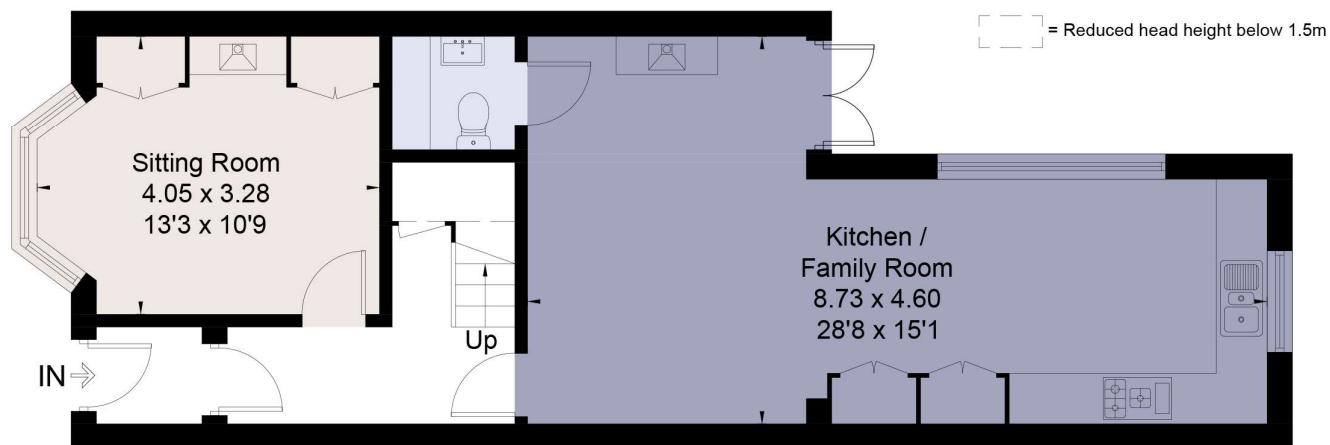
Approximate Floor Area = 136.5 sq m / 1469 sq ft



First Floor



Second Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90193