



18 BEECHING STOKE, MARLOW
PRICE: £499,950 FREEHOLD

am ANDREW
MILSOM

**18 BEECHING STOKE
MARLOW
BUCKINGHAMSHIRE
SL7 1JH**

PRICE: £499,950 FREEHOLD

This stylish three bedroom end terrace home has been tastefully extended and remodelled and now provides particularly good sized and well planned accommodation perfectly suited to contemporary living.

**LANDSCAPED REAR GARDEN:
THREE BEDROOMS: MODERN
BATHROOM: LARGE ENTRANCE HALL:
CLOAKROOM: KITCHEN/DINING
ROOM: LIVING ROOM: DRIVEWAY
PARKING: GARAGE: GAS CENTRAL
HEATING: DOUBLE GLAZING.**

TO BE SOLD: this well presented modern three bedroom home has been much improved and extended over the years to create bright and airy accommodation ideal for working professionals, young families and first time purchasers. The improvements are worthy of an internal inspection and include an extension to the front, The accommodation includes an excellent open plan kitchen/dining with bifold doors to the living room, a ground floor cloakroom, a large entrance hall and a paved driveway for the parking of two plus cars. Marlow High Street is only a mile away with an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington. The M4 and M40 are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

ENTRANCE VESTIBULE: Velux window, front door, radiator and door to:

ENTRANCE HALL wall thermostat, radiator, stairs leading to first floor

CLOAKROOM: low level w.c, wash basin, tile surround, mirror, heated towel rail, extractor.



KITCHEN/ DINING ROOM: Velux windows, Quartz work surfaces, white gloss units with lighting, one and a half bowl stainless steel sink unit, boiling water tap, tile splashbacks, Lamona microwave, dishwasher, washing machine, Beko dryer, Range Master oven, cooker hood, breakfast bar, oak flooring, two radiators.



LIVING ROOM storage, radiator, granite fire place, electric fire, French doors to the garden.

FIRST FLOOR

LANDING: storage cupboard, access to part boarded loft with ladder, lighting, Valiant gas fired boiler and hot water cylinder.



BEDROOM ONE: rear aspect, radiator, t.v point, built in wardrobe.

BEDROOM THREE: radiator, rear aspect.



BEDROOM TWO: radiator, built in wardrobe.



BATHROOM: White suite of panel bath with shower unit, screen, hand held shower, vanity basin, low level w.c, heated towel rail, extractor.



TO THE FRONT there is a paved driveway with **PARKING FOR SEVERAL CARS**, water tap, side access to the rear garden, sensor lights. **GARAGE** in nearby block, up and over door.



THE REAR GARDEN: measures 24ft x 17.9ft and has a south westerly aspect with a well designed patio, an awning, gateway to the front, brick walling and panelled fencing, a lawn area and well stocked herbaceous borders.



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

DIRECTIONS: Using the postcode SL7 1JH turn into Beeching Stoke where number 18 will be found on the left.

M42470425

EPC BAND: TBC

COUNCIL TAX BAND D

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.

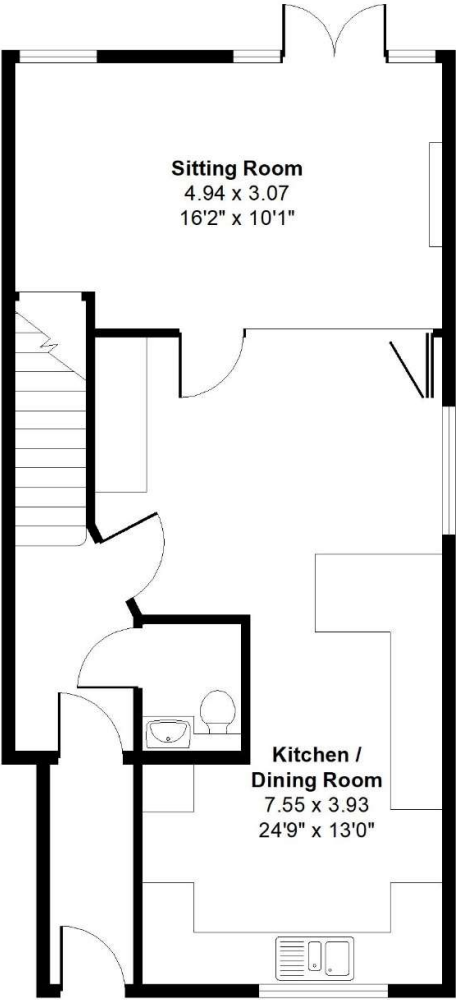
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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

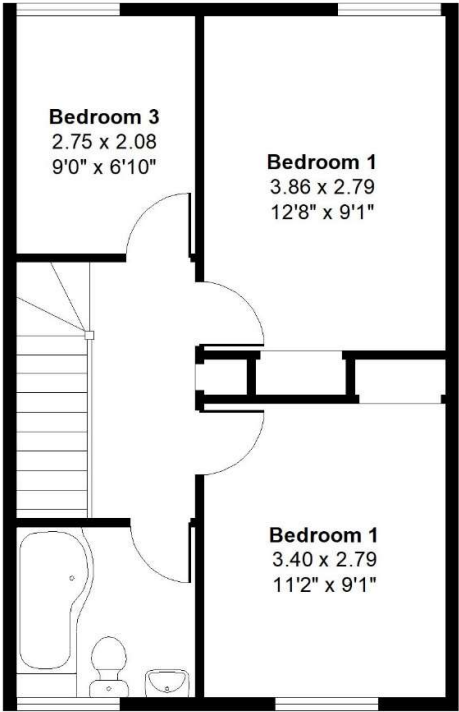


NOT TO SCALE

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Ground Floor



First Floor

Approximate Floor Area
House 91.06 sq m - 980 sq ft
(Gross Internal)