



**38 QUOITINGS DRIVE, MARLOW**  
**PRICE: £995,000 FREEHOLD**

**am** ANDREW  
MILSOM



**38 QUOITINGS DRIVE  
MARLOW  
BUCKS SL7**

**PRICE: £995,000 FREEHOLD**

Situated in this exclusive and extremely desirable development built by Berkeley Homes in 2005, this superb end of terrace mews style town house offers well planned accommodation and must be viewed to be appreciated.

**30FT LANDSCAPED REAR GARDEN:  
TWO DOUBLE BEDROOMS:  
TWO ENSUITE BATH/SHOWER ROOMS:  
ENSUITE DRESSING ROOM: LIVING ROOM:  
KITCHEN/BREAKFAST ROOM:  
FAMILY ROOM/BEDROOM THREE:  
UTILITY ROOM: CLOAKROOM:  
RADIATOR AND UNDERFLOOR HEATING:  
DOUBLE GLAZING: PARKING SPACE.**

**TO BE SOLD:** this well designed and particularly attractive two double bedroom Mews style home is situated in an extremely convenient yet tucked away location on the favoured west side of town amongst other elegant residences. This stunning two storey property offers accommodation ideal for a professional couple or downsizers and is well placed adjacent to the impressive communal gardens with a nearby footpath proving fast pedestrian access to the town. This well established and stylish development was built by Berkeley Homes and offers top quality living in a prestigious and convenient location. 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** stone floor, outside light, meter cupboard and front door to

**ENTRANCE HALL** radiator, tiled floor, vaulted ceiling, Velux roof light, part glazed door to Kitchen and wide opening to



**FAMILY ROOM/BEDROOM THREE** part panelled wood walls, access to loft.

**INNER HALL** stairs to First Floor, steps down to Living Room.

**CLOAKROOM** white suite of w.c. with concealed cistern, glazed wash basin set on glazed vanity stand, tiled floor, part tiled walls, extractor fan.



**KITCHEN/BREAKFAST ROOM** comprehensive range of contrasting wall and base units with granite working surfaces, Neff four ring gas hob, glazed back plate, cooker hood, Neff double oven, built in fridge and freezer, dishwasher, stainless steel sink with grooved drainer, mixer tap, wide breakfast bar with seating for three, tiled floor, vaulted ceiling with Velux roof light, cloaks cupboard and door to

**UTILITY ROOM** built in cupboards, beech working surface, space and plumbing for washing machine, space for fridge, extractor fan and tiled floor.



**LIVING ROOM** an elegant room with high ceilings, two radiators, panelled walls, spotlighting and double glazed double doors opening to the gardens.



**FIRST FLOOR LANDING** access to loft, airing cupboard housing hot water cylinder, pressurised system and slatted shelving, boiler cupboard with Potterton gas fired boiler, useful storage.



**BEDROOM ONE** feature double glazed window overlooking the gardens to the communal grounds, radiator.

**ENSUITE DRESSING ROOM** feature window overlooking the gardens to the communal grounds, radiator, open hanging and shelving.



**ENSUITE BATH/SHOWER ROOM** full width walk in shower cubicle with hand held attachment

and overhead rose, curved screen, wash basin with vanity drawers, w.c. with concealed cistern, panelled bath, shower attachment, heated towel rail, mirror.



**BEDROOM TWO** double wardrobe, radiator and door to

**ENSUITE SHOWER ROOM** full width glazed and tiled shower cubicle, thermostatic controlled shower unit, wash basin, vanity drawers, low level w.c. with concealed cistern, heated towel rail, extractor fan.

**OUTSIDE: TO THE FRONT** is a pathway to the front door with brick walling and wrought iron railings with a **PAVED PARKING SPACE** to side.



**THE REAR GARDEN** is a feature of the property and includes stone steps down to a private paved seating area with flower and pebbled beds and a step down to an area of artificial lawn with raised stone flower beds, brick walling, timber garden shed and gated rear access leading to delightful **COMMUNAL GARDENS** enjoyed by all residents with pathways, lawn areas interspersed with trees, and featuring bench seating. There is a nearby footpath leading down to the town.

**MANAGEMENT CHARGE:** there is a monthly charge of £80 to cover the maintenance of the communal areas.

**M48470525 EPC BAND: D**  
**COUNCIL TAX BAND: F**

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

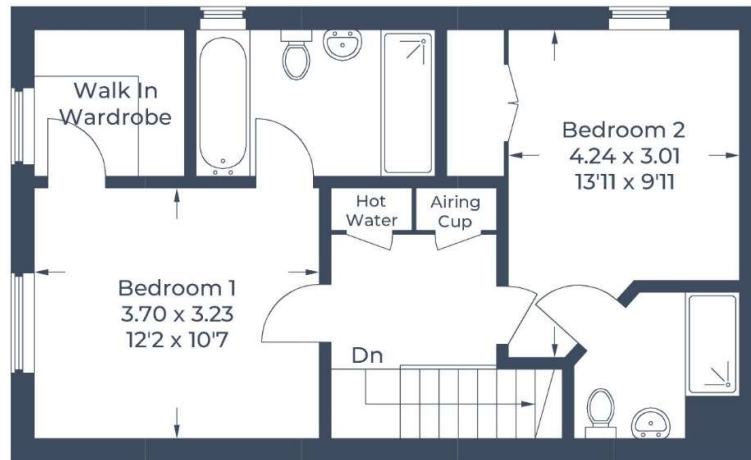
**DIRECTIONS:** using the postcode **SL7 2PE** proceed into Quoitings Close and bear to the right where 38 is on the left.

**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.

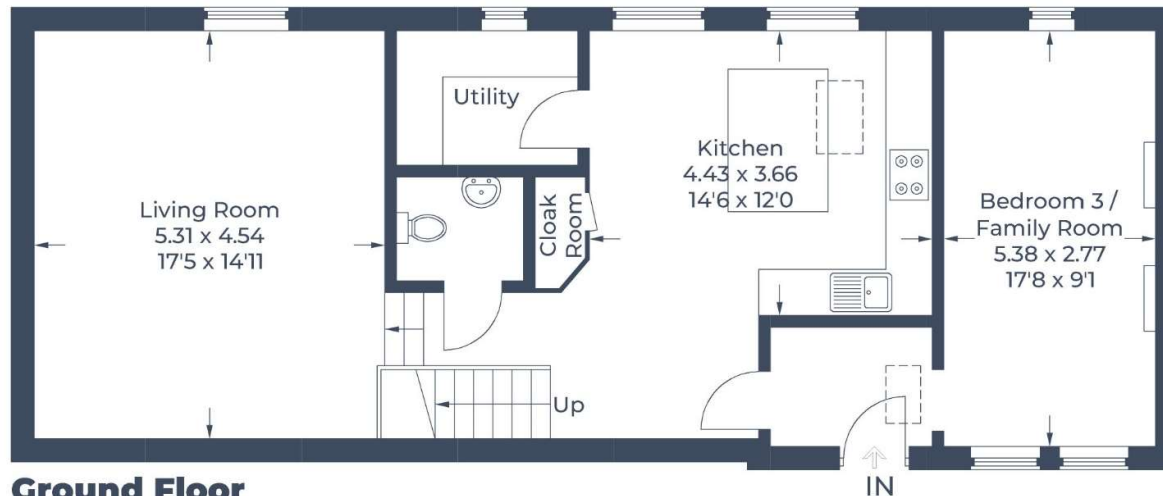
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

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

Approximate Gross Internal Area  
Ground Floor = 77.7 sq m / 836 sq ft  
First Floor = 48.5 sq m / 522 sq ft  
Total = 126.2 sq m / 1,358 sq ft



**First Floor**



**Ground Floor**

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

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