



19 BARNHILL ROAD, MARLOW
PRICE: £849,995 FREEHOLD

am ANDREW
MILSON

**19 BARNHILL ROAD
MARLOW
BUCKS SL7 3EY**

PRICE: £849,995 FREEHOLD

A cleverly remodelled and extended four bedroom semi-detached family home situated in this popular residential setting within two thirds of a mile of Marlow High Street.

MAIN BEDROOM WITH ENSUITE SHOWER ROOM: THREE FURTHER BEDROOMS: FAMILY BATHROOM: ENTRANCE HALL: LIVING ROOM: OPEN PLAN KITCHEN/DINER: UTILITY ROOM: CLOAKROOM: STUDY: DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: DRIVEWAY PARKING: GARAGE: WELL-KEPT AND PRIVATE REAR GARDEN.

TO BE SOLD: a four bedroom semi-detached home having been thoughtfully redesigned and improved over recent times and now providing good sized and adaptable family sized living accommodation worthy of an internal inspection.

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:

Part glazed front door to **ENTRANCE HALL** laminated wood flooring, stairs to First Floor Landing with storage cupboard under, radiator.



LIVING ROOM front aspect room with double glazed bay window, television aerial point, radiator.



OPEN PLAN KITCHEN/DINER fitted with an extensive range of Shaker style floor and wall units, granite work surfaces incorporating a central island

unit with inset ceramic hob with extractor fan over and four seater breakfast bar, enamel sink, skirting board heater, Miele oven, microwave, full height fridge, space and plumbing for dishwasher, part vaulted ceiling with Velux windows and bi-fold doors leading to the rear garden, rear aspect double glazed window, cloaks cupboard and opening to

UTILITY ROOM space and plumbing for washing machine and tumble dryer, space for freezer, radiator and door to Garage.

CLOAKROOM comprising low level w.c., wash hand basin, radiator, roof light.

STUDY dual aspect room with double glazed window and doors to garden, roof light, radiators.

FIRST FLOOR LANDING side aspect double glazed window, stairs to Second Floor.



BEDROOM TWO front aspect room with double glazed window providing superb views towards town, radiator.

BEDROOM THREE rear aspect room with double glazed window, radiator.

BEDROOM FOUR front aspect room with double glazed window, radiator.



BATHROOM white suite comprising enclosed panel bath with mixer taps and shower attachment, wash hand basin, low level w.c., airing cupboard, heated towel rail, double glazed frosted window.

SECOND FLOOR



BEDROOM ONE dual aspect room with large dormer with open field views to the rear and Velux window to the front, eaves storage, range of built in wardrobes with matching cupboards and drawers, radiator.



SHOWER ROOM tile and glazed shower cubicle, wash hand basin, low level w.c., radiator, double glazed frosted window.

OUTSIDE

TO THE FRONT of the property is a driveway providing off road parking and a car charger point in front of

GARAGE electrically operated up and over door, light and power.



TO THE REAR is a large decked seating area with steps up to the remainder of the garden which is predominantly laid to lawn and screened by panel fencing and mature bushes and trees. There is a timber summer house to the rear of the garden.

M48550525 EPC BAND: TBC

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 3EY** and entering from Oak Tree Road, number 19 can be found after a short distance on the right hand side.

MONEY LAUNDERING REGULATIONS:

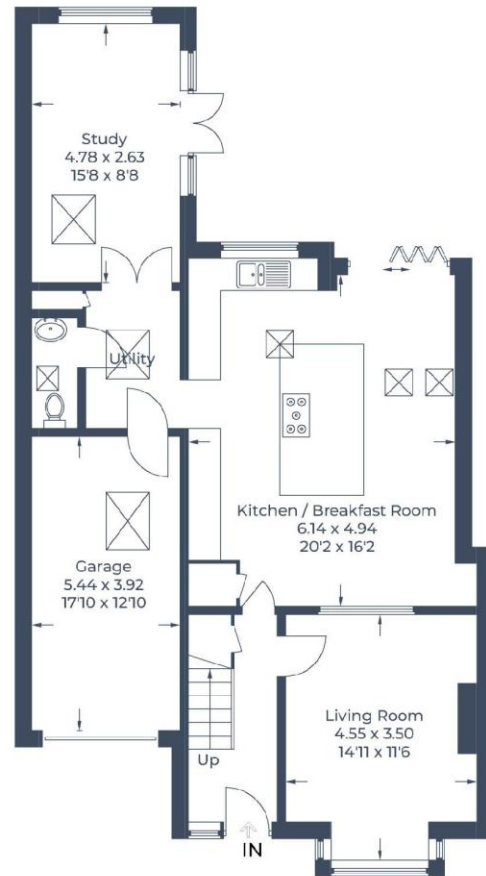
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.'***

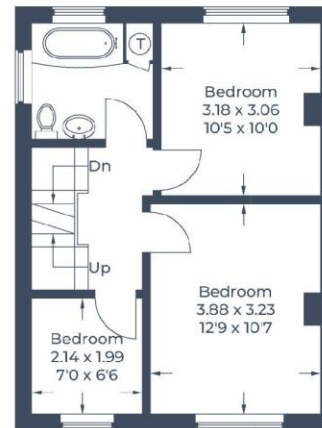
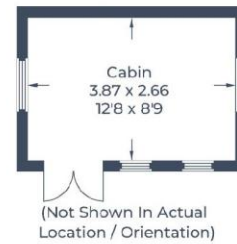
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

Approximate Gross Internal Area
 Ground Floor = 92.1 sq m / 991 sq ft
 First Floor = 38.8 sq m / 418 sq ft
 Second Floor = 27.4 sq m / 295 sq ft
 Outbuilding = 10.2 sq m / 110 sq ft
 Total = 168.5 sq m / 1,814 sq ft



Ground Floor



First Floor



Second Floor

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