



29 CLAREMONT ROAD, MARLOW
PRICE: £1,295,000 FREEHOLD

am ANDREW
MILSON

**29 CLAREMONT ROAD
MARLOW
BUCKS SL7 1BH**

PRICE: £1,295,000 FREEHOLD

A charming two/three bedroom Edwardian semi-detached home situated in this ever popular and central location within a short stroll of Marlow High Street.

GOOD SIZED AND PRIVATE REAR GARDEN: TWO FIRST FLOOR BEDROOMS: DRESSING ROOM: REFITTED BATHROOM: ENTRANCE HALL: LIVING ROOM WITH FEATURE FIREPLACE: DINING ROOM: REFITTED KITCHEN: REAR LOBBY: GROUND FLOOR BEDROOM/STUDY: GROUND FLOOR SHOWER ROOM: DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: GARAGE: DRIVEWAY PARKING. PLANNING CONSENT TO EXTEND.

TO BE SOLD: a lovely Edwardian home situated in the heart of the town benefiting from extremely well kept and recently improved accommodation and planning consent to extend. 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** stripped wooden flooring, stairs to First Floor Landing with cupboard under, covered radiator.



LIVING ROOM front aspect room with double glazed bay window, original feature fireplace with tiled hearth and slips, stripped wooden flooring, vertical radiator, television aerial point.



DINING ROOM dual aspect room with double glazed sash window and doors to garden, stripped wooden flooring, part panelled walls, original recessed dresser unit, vertical radiator.



KITCHEN refitted with a range of Shaker style floor and wall units, wood effect work surfaces, ceramic hob, inset sink, tall cupboard housing electric oven and microwave, integrated slim line dishwasher, fridge freezer, washing machine, larder cupboard, side aspect double glazed sash window, door to

REAR LOBBY door to garden, covered radiator.



GROUND FLOOR BEDROOM/STUDY dual aspect room with double glazed windows, covered radiator.

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

FIRST FLOOR

LANDING access to boarded loft space with ladder.



BEDROOM ONE front aspect room with double glazed bay window, fitted wardrobes, stripped wooden flooring, vertical radiator.



BEDROOM TWO dual aspect room with double glazed sash windows, cast iron feature fireplace, fitted wardrobes, painted wooden flooring, radiator and door to

DRESSING ROOM rear aspect room with double glazed sash window, radiator.



BATHROOM refitted white suite comprising tile enclosed bath with shower over, vanity wash hand basin, low level w.c., heated towel rail, tiled floor, partly tiled walls, double glazed frosted window.

OUTSIDE

TO THE FRONT of the property there is driveway parking in front of

GARAGE with electric roller door.



Gated side access leads to **THE REAR GARDEN** which is predominantly laid to lawn with a good sized paved patio area enclosed by panel fencing and screened by mature trees and bushes.

M48530625

EPC BAND: E

COUNCIL TAX BAND: F

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

DIRECTIONS: using the postcode **SL7 1BH** number 29 can be found on the right hand side if entering from Glade Road.

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.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
 Ground Floor = 70.5 sq m / 759 sq ft
 First Floor = 54.5 sq m / 587 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 139.7 sq m / 1,504 sq ft

