



2 MEAD CLOSE, MARLOW
PRICE: £550,000 FREEHOLD

am ANDREW
MILSOM

**2 MEAD CLOSE
MARLOW
BUCKS, SL7 1HR**

PRICE: £550,000 FREEHOLD

A well presented three bedroom end terrace town house located in a quiet cul-de-sac approximately ¾ mile from Marlow town centre on the popular Willowmead development.

**PRIVATE GARDENS: THREE
BEDROOMS: MODERN
BATHROOM: LIVING ROOM:
REFITTED KITCHEN:
GAS CENTRAL HEATING:
SINGLE GARAGE:
OFF STREET PARKING.**

TO BE SOLD: A modern three bedroom end terrace town house located in a quiet cul-de-sac position on a popular residential development. Marlow town centre is approximately ¾ mile distant with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. The property has been the subject of improvement over recent years which has included refitting of the bathroom and kitchen and redecoration throughout. Marlow also has a railway station with trains to London Paddington via Maidenhead and for the commuter the M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises the following with all dimensions being approximate:

COVERED ENTRANCE light point and front door to:

ENTRANCE HALL: double radiator, staircase to first floor with storage under and shoe rack, wood flooring.



LIVING ROOM: television aerial point, radiator, two double glazed double doors patio and rear gardens, wooden floor



REFITTED KITCHEN: fitted with a range of Shaker style floor and wall units, wooden work surfaces with inset stainless steel gas hob with extractor fan over and oven below, enamel sink,

integrated dishwasher, washing machine and fridge/freezer, tiled floor, front aspect double glazed window with fitted shutters, wide opening to Living Room.

FIRST FLOOR

LANDING with radiator, access to loft, and airing cupboard with lagged hot water cylinder, immersion heater and gas fired boiler.



BEDROOM ONE a rear aspect room with double glazed window, fitted wardrobes, radiator.



BEDROOM TWO: a rear aspect room with double glazed window, fitted wardrobes, radiator.



BEDROOM THREE: a front aspect room with double glazed window, radiator.



BATHROOM with white suite of panel enclosed bath with shower over, wash basin, low level wc, radiator, tiled walls and walls, double glazed window.

OUTSIDE

To the **FRONT** there is a concrete driveway providing space for two cars leading to:

GARAGE with up and over door. The driveway is flanked by an area of lawn and to the other side there is a path leading beside the property to:



THE REAR GARDENS about 24' deep by 19' wide (7.32 x 5.79m) comprising a paved patio with brick retaining wall and step up to a lawn with conifer and shrub borders and panelled fencing.

M12110625

EPC BAND: D

VIEWING: To avoid disappointment, please arrange to view with our office listed below. We shall be pleased to accompany/chauffeur you on your inspection.

DIRECTIONS: from our High Street Marlow office proceed to the obelisk roundabout and turn right into Spittal Street, over the mini roundabout into Chapel Street and continue out along the Little Marlow Road. Turn right into Willowmead Gardens (before the BP station), across Willowmead Square and follow round to Mead Close where turn left and number 2 will be seen on the right hand side.

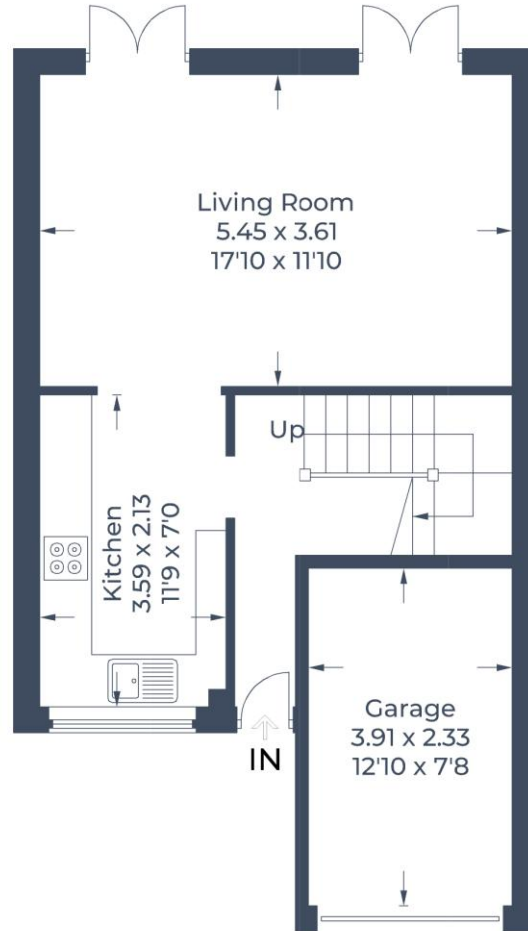
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

Your home is at risk if you do not maintain mortgage payments or a loan secured on it

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 = 84.5 sq m / 909 sq ft



Ground Floor



First Floor

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

© CJ Property Marketing