



16 GOSSMORE WALK, MARLOW
PRICE: £825,000 FREEHOLD

am ANDREW
MILSON

**16 GOSSMORE WALK
MARLOW
BUCKS SL7 1QZ**

PRICE: £825,000 FREEHOLD

Situated in this pleasant residential setting close to the River Thames and parkland, a well-appointed four bedroom detached home with a good sized garden and scope to extend, subject to usual planning consent.

**PRIVATE REAR GARDEN: MAIN BEDROOM
WITH ENSUITE SHOWER ROOM:
THREE FURTHER BEDROOMS:
FAMILY BATHROOM: ENTRANCE HALL:
CLOAKROOM:L SHAPED LIVING/DINING
ROOM: REFITTED KITCHEN:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: DOUBLE LENGTH
GARAGE: DRIVEWAY PARKING.**

TO BE SOLD: built in the late 1980's by Cala Homes, a well-appointed four bedroom detached family home situated in this pleasant cul de sac setting within level walking distance of Marlow High Street, railway station and the River Thames. 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** stairs to First Floor Landing, laminated wood flooring, radiator.

CLOAKROOM white suite comprising low level w.c., wash hand basin, radiator.



LIVING/DINING ROOM dual aspect L shaped room with double glazed windows and sliding doors to the rear garden, Adams style fireplace with marble hearth and surround, television aerial point, two radiators.



KITCHEN refitted with a range of Shaker style floor and wall units, ample work surface space, space for Range style cooker with extractor fan over, one and a half bowl sink unit, space and plumbing for dishwasher, space for fridge, dual aspect double glazed windows, radiator and door to Garage.

FIRST FLOOR

LANDING access to loft space, airing cupboard.



BEDROOM ONE front aspect room with double glazed window, built in wardrobe, radiator and door to **ENSUITE SHOWER ROOM**.



ENSUITE SHOWER ROOM white suite comprising tile and glazed shower cubicle with Aqualisa shower, wash hand basin, low level w.c., radiator, tiled walls, double glazed frosted window.



BEDROOM TWO rear aspect room with double glazed window, built in wardrobes, radiator.

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

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

FAMILY BATHROOM white suite comprising enclosed panel bath with Aqualisa shower over, low level w.c., wash hand basin, fully tiled walls, extractor fan, double glazed frosted window, heated towel rail.

OUTSIDE

TO THE FRONT of the property is a small area of lawned garden with driveway parking for two cars to one side in front of **GARAGE** up and over door, light and power, overhead storage, space and plumbing for washing machine and further domestic appliance space, single bowl sink with storage cupboard under, door to



THE REAR GARDEN where there is a full width decked entertaining area leading to the remainder of the garden which is laid to lawn with well stocked flower and shrub borders, panel fence surround measuring approximately 66ft in length.

M29840625 EPC BAND: C

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 1QZ** number 16 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.

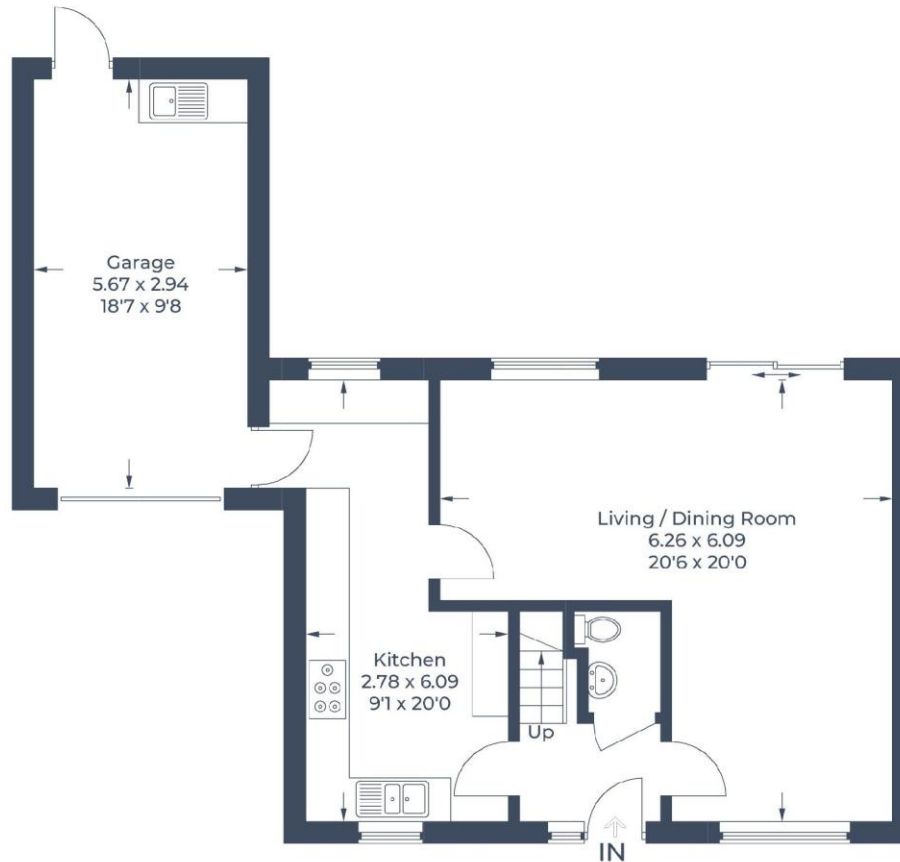
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 67.8 sq m / 730 sq ft
First Floor = 49.4 sq m / 532 sq ft
Total = 117.2 sq m / 1,262 sq ft
(Including Garage)



Ground Floor



First Floor