



1 LIVE & LET LIVE COTTAGES, BOOKER COMMON
PRICE: £395,000 FREEHOLD

am ANDREW
MILSON

**1 LIVE & LET LIVE COTTAGES
BOOKER COMMON
BUCKS HP12 4QZ**

PRICE: £395,000 FREEHOLD

A delightful semi-detached period cottage enjoying this peaceful setting opposite protected woodland offering a wealth of charm and character.

**PRIVATE REAR GARDEN WITH SUMMER HOUSE: TWO BEDROOMS:
LIVING/DINING ROOM WITH FEATURE FIREPLACE WITH INSET WOOD BURNING STOVE: KITCHEN/BREAKFAST ROOM:
GROUND FLOOR BATHROOM:
GAS CENTRAL HEATING TO RADIATORS:
BEAMED CEILINGS: DOUBLE GLAZING.**

TO BE SOLD: a charming semi-detached period cottage that has been well-maintained over recent times providing well-kept and characterful living accommodation worthy of an internal inspection. Marlow is approximately three miles distant with 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:

ENTRANCE LOBBY with door to



LIVING/DINING ROOM front aspect room with double glazed windows, attractive fireplace with inset cast iron stove with beam over, recessed cabinets, beamed ceiling and walls, television aerial point, wooden flooring.



KITCHEN/BREAKFAST ROOM fitted with a matching floor and wall units, wood effect work surfaces, inset Belfast sink with mixer tap, AEG gas hob with extractor fan over and oven below, integrated dishwasher, tiled flooring, stairs to First Floor Landing with storage cupboard under, space and plumbing for washing machine, radiator, space for fridge, part glazed stable door to garden.



BATHROOM white suite comprising enclosed panel bath with shower over, low level w.c., wash hand basin with cupboards under, tiled walls and flooring, heated towel rail, double glazed frosted window.

FIRST FLOOR

LANDING cupboard housing combination gas boiler and side aspect double glazed window.



BEDROOM ONE front aspect room with double glazed window, two built in wardrobes, radiator.



BEDROOM TWO rear aspect room with Velux window, radiator.

OUTSIDE

TO THE FRONT of the property a five bar gate leads to a lawned area of garden with step stone pathway leading to the front door and gated side access leading to



THE REAR GARDEN which is south facing and benefits from an area of lawned garden, good sized paved patio and a decked seating area edged with sleepers and panel fencing.

SUMMER HOUSE bi-fold doors, useful storage, light and power.

M25050625 EPC BAND: D

COUNCIL TAX BAND: D

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

DIRECTIONS: using the postcode **HP12 4QZ** the subject property can be found after about 300 yards along the lane 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 = 36.0 sq m / 387 sq ft
First Floor = 24.0 sq m / 254 sq ft
Total = 60.0 sq m / 641 sq ft

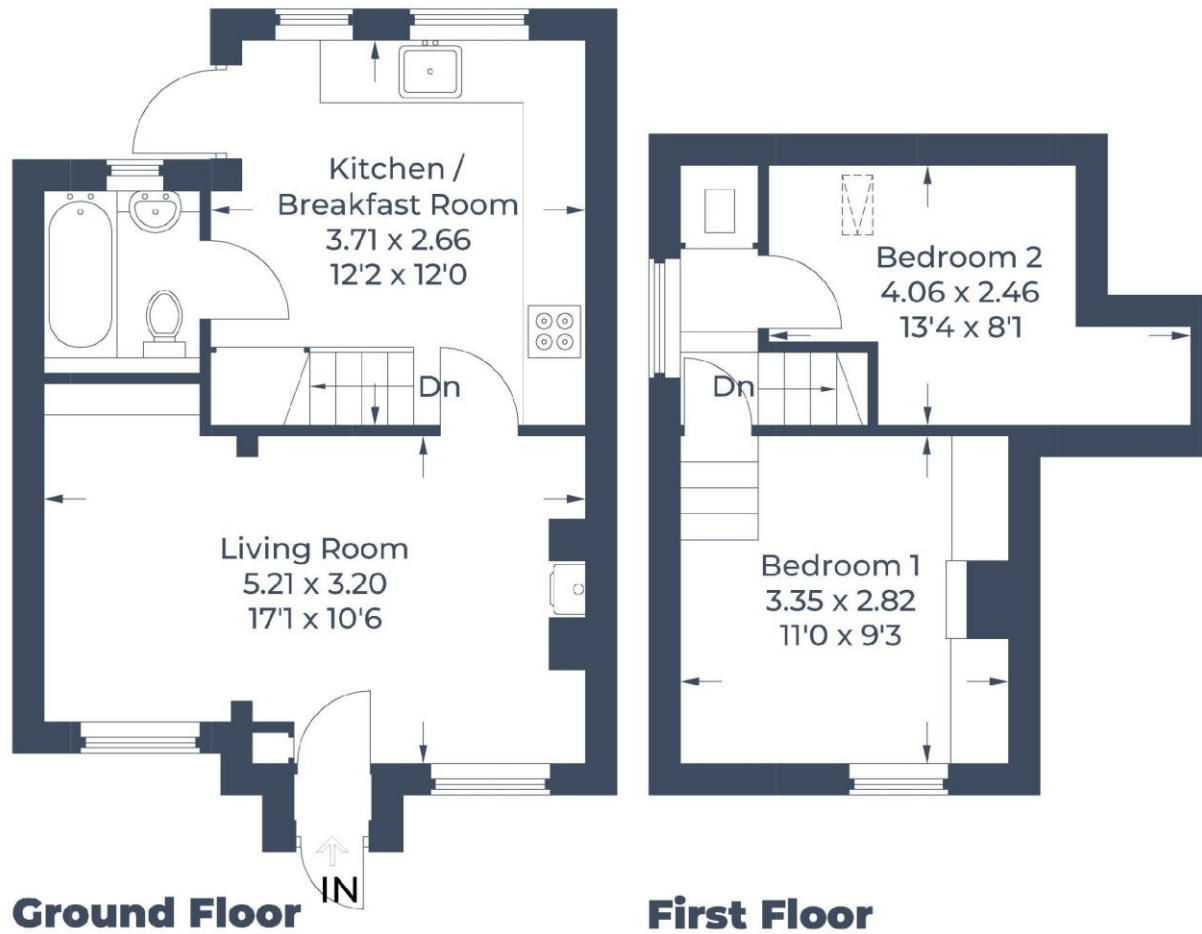


Illustration for identification purposes only,
measurements are approximate, not to scale.
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