



1 PENWOOD LANE, MARLOW
OFFERS IN EXCESS OF £850,000 FREEHOLD

am ANDREW
MILSOM

**1 PENWOOD LANE
MARLOW
BUCKS SL7 2AP**

**OFFERS IN EXCESS OF £850,000
FREEHOLD**

Situated in this popular and convenient setting within level walking distance of Marlow High Street, Higginson Park and a picturesque stretch of the River Thames, a four bedroom chalet style detached home providing ample scope to remodel and improve worthy of an internal inspection.

**PRIVATE LOW MAINTENANCE GARDEN:
TWO FIRST FLOOR BEDROOMS:
BATHROOM: ENTRANCE HALL:
GOOD SIZED LIVING ROOM:
DINING ROOM: TWO FURTHER
BEDROOMS AND ADDITIONAL
BATHROOM: KITCHEN: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
GARAGE: DRIVEWAY PARKING.
DANESFIELD PRIMARY SCHOOL AND SIR
WILLIAM BORLASE GRAMMAR SCHOOL
CATCHMENT.**

TO BE SOLD: situated within a short stroll of the town, a mature four bedroom chalet style detached home providing adaptable and well planned 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** glazed door leading to



LIVING ROOM dual aspect room with double glazed windows, feature fireplace with electric fire, television aerial point, radiator, stairs to First Floor Landing and glazed doors to



DINING ROOM double glazed window, radiator and serving hatch from Kitchen.

INNER HALLWAY cloaks cupboard.



KITCHEN floor and wall units, roll edge work surfaces, stainless steel gas hob, tall cupboard housing electric oven and grill, single drainer single bowl sink unit, space and plumbing for washing machine, space for fridge, double glazed window, radiator and door to side.



BEDROOM THREE double glazed window, built in wardrobe, radiator. This room could also be utilised as an additional reception room.

BEDROOM FOUR double glazed window, laminated wood flooring, built in wardrobe, radiator.

BATHROOM white suite comprising enclosed panel bath with Mira shower over, wash hand basin, low level w.c., radiator, double glazed frosted window.

FIRST FLOOR

LANDING access to loft space.



BEDROOM ONE double glazed window, eaves storage and radiator.



BEDROOM TWO double glazed window, eaves storage and radiator.

BATHROOM white suite comprising enclosed panel bath, wash hand basin, low level w.c., radiator, double glazed frosted window.

OUTSIDE

As this property is positioned on a corner plot there are areas of garden on three sides.



TO THE REAR is a private low maintenance paved area of garden with brick wall surround, gated side access and door to

GARAGE up and over door, light and power with driveway parking for two cars in the front.



M48710725 EPC BAND: D

COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode **SL7 2AP** number 1 can be found at the far end of Penwood Lane if entering from Pound Lane.

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.

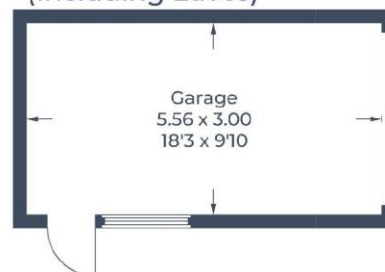
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

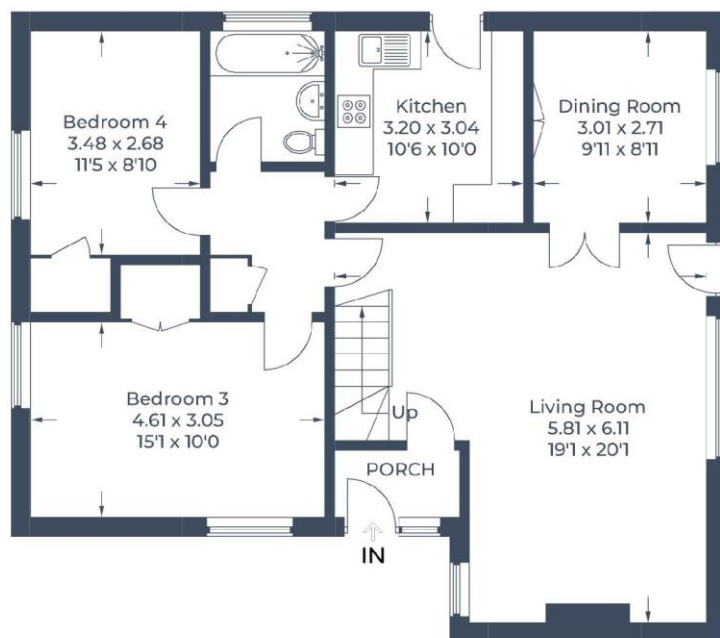
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
 Ground Floor = 86.7 sq m / 933 sq ft
 First Floor = 73.2 sq m / 788 sq ft
 Garage = 16.6 sq m / 179 sq ft
 Total = 176.5 sq m / 1,900 sq ft
 (Including Eaves)

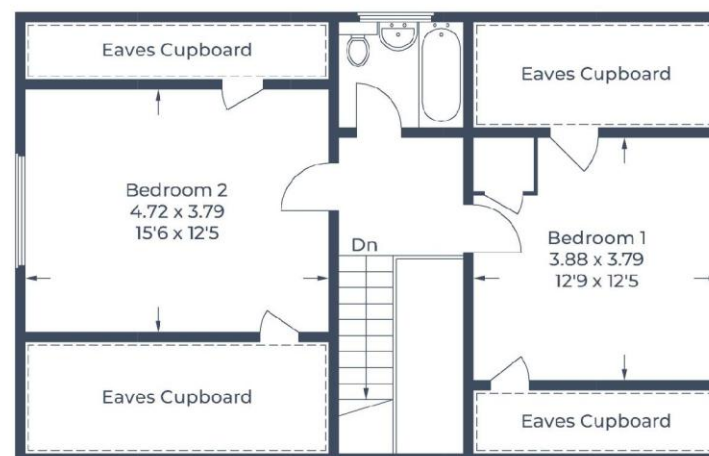


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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