



19 ROOKERY COURT, MARLOW
PRICE: £615,000 FREEHOLD

am ANDREW
MILSOM

**19 ROOKERY COURT
MARLOW
BUCKS SL7 3HR**

PRICE: £615,000 FREEHOLD

A conveniently located three bedroom three storey end townhouse providing ample scope to remodel and improve situated in this popular setting overlooking a central green to the front.

**COURTYARD GARDEN:
THREE BEDROOMS: BATHROOM: FIRST
FLOOR LIVING/DINING ROOM WITH
BALCONY: KITCHEN: STUDY:
UTILITY ROOM: CLOAKROOM: INTEGRAL
GARAGE: DRIVEWAY PARKING
GAS WARM AIR CENTRAL HEATING
(currently not working):
DOUBLE GLAZED.**

TO BE SOLD: Situated in this popular and convenient setting close to Marlow High St, a three bedroom three storey townhouse providing well planned and adaptable living accommodation worthy of an internal inspection. The town centre has an excellent range of shopping, sporting and social facilities as well as railway station with train service to London Paddington, via Maidenhead, which will connect to The Elizabeth Line soon. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises

COVERED ENTRANCE PORCH with part glazed front door to

ENTRANCE HALL with stairs to First Floor and door to garage.

STUDY with double glazed doors to garden, built-in cupboard.

UTILITY ROOM with wash basin, space and plumbing for washing machine, double glazed door to garden, boiler cupboard.

CLOAKROOM comprising a low-level wc.

FIRST FLOOR LANDING



DOUBLE ASPECT LIVING/DINING ROOM
With double glazed windows and door to **balcony**, electric fire and stairs to second floor landing.



KITCHEN fitted with matching floor and wall units, wood effect work surfaces, one and a half bowl sink, space for electric cooker with extractor fan over, space for fridge and freezer, rear aspect double glazed window.

SECOND FLOOR LANDING with access to partially-boarded loft space with fitted ladder.



BEDROOM ONE a front aspect room with double glazed window providing views over the central green and built-in cupboard.



BEDROOM TWO a rear aspect room with double glazed window proving far reaching views, airing cupboard and built-in cupboard.

BEDROOM THREE a front aspect room with double glazed window, shelved cupboard.



BATHROOM white suite comprising enclosed panelled bath, with Mira shower over, wash hand basin, low-level wc, double glazed frosted window.

OUTSIDE

TO THE FRONT there is driveway parking for two cars in front of the **SINGLE GARAGE** and side access leading to the **REAR GARDEN**.



REAR GARDEN is predominately paved with brick wall and panel fence surround.

M46790123

EPC BAND:E

COUNCIL TAX BAND:E

VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow office turn right at the top of the High St into Spittal St and continue over the next roundabout into Chapel St. After a short distance bear left into Wycombe Road and take the second left into Spring Gardens. Rookery Court can be found after a short distance on the left hand side.

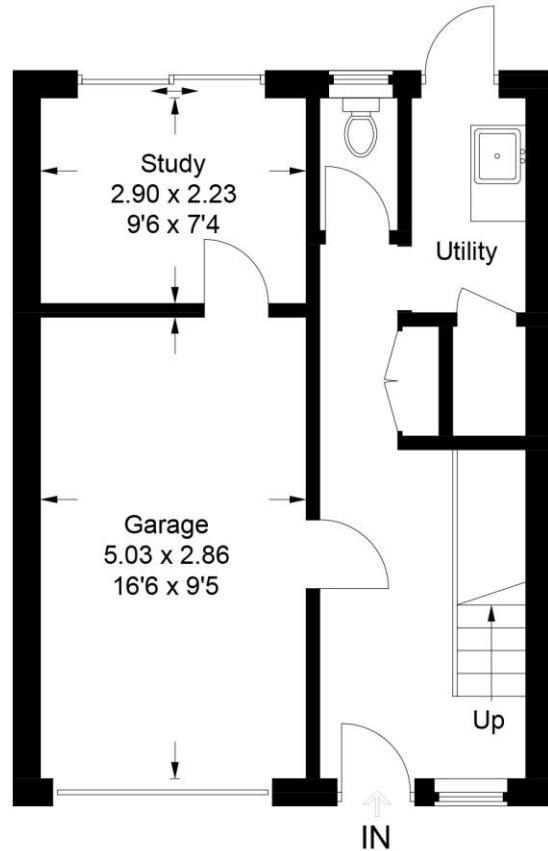
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

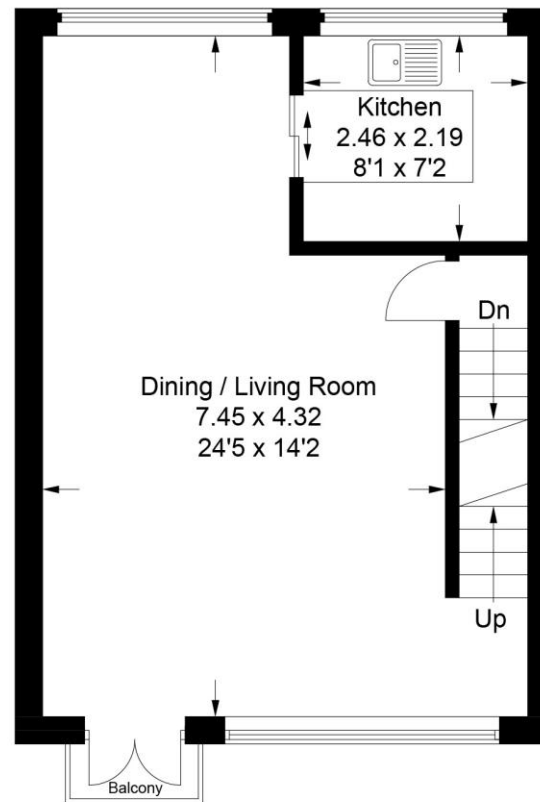
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

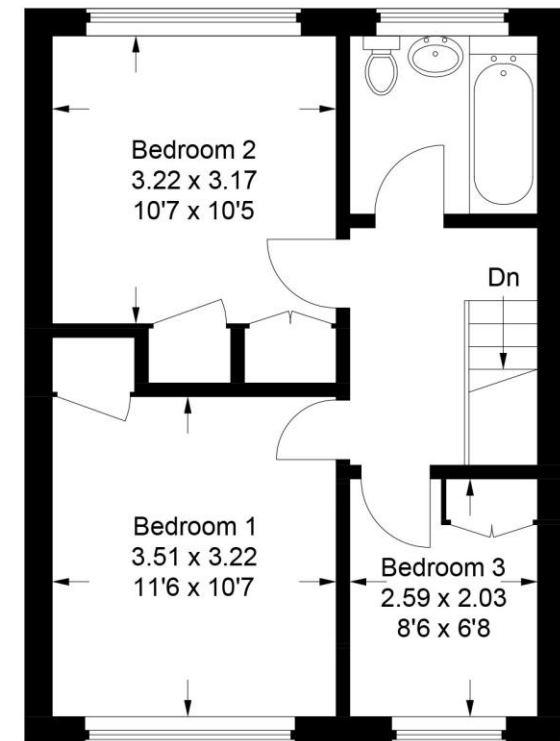
Approximate Gross Internal Area
 Ground Floor = 40.0 sq m / 430 sq ft
 First Floor = 39.6 sq m / 426 sq ft
 Second Floor = 39.5 sq m / 425 sq ft
 Total = 119.1 sq m / 1,281 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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