



BADGERS ORCHARD, 73 GLADE ROAD, MARLOW
PRICE: £1,275,000 FREEHOLD

am ANDREW
MILSOM

**BADGERS ORCHARD
73 GLADE ROAD
MARLOW
BUCKS SL7 1DQ**

PRICE: £1,275,000 FREEHOLD

Built in the 1950's and retained within the same family ownership since, an individual four bedroom detached family home occupying a splendid town centre location just a few minutes' walk of Marlow High Street.

**58FT REAR GARDEN: FOUR BEDROOMS:
SHOWER ROOM: CLOAKROOM:
BATHROOM IN NEED OF REFITTING:
THREE RECEPTION ROOMS:
KITCHEN: UTILITY ROOM: SIDE STORE:
GAS CENTRAL HEATING:
PARQUET FLOORING: GARAGE:
PARKING FOR THREE CARS.
NO ONWARD CHAIN.**

TO BE SOLD: this individual four bedroom detached family home occupies a sunny south west facing 143 ft plot and is conveniently placed in a prime position within the town centre just a short level walk from Marlow High Street. The property has been subject to extension over the years yet offers scope for additional extension/conversion if required. In need of updating, this fine home offers four good sized bedrooms with the ground floor being laid with parquet flooring. There is also secluded and sunny rear garden with the property being highly recommended for an internal viewing. 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:

COVERED ENTRANCE stone floor, front door to **ENTRANCE HALL** door to Garage.

CLOAKROOM suite of w.c., wash basin, tiled splashback, radiator, parquet flooring.



RECEPTION ROOM double aspect, secondary glazed bay window with bench seat, radiator, window overlooking garden, door to Kitchen and doors to

DINING ROOM radiator, corner cabinet with display niche and door to

INNER HALL radiator, stairs to First Floor with cupboard under, door to Utility Room, under stairs cupboard, casement door to

GLAZED SIDE PORCH quarry tiled floor and casement doors to outside.



SITTING ROOM double aspect with French doors to garden, open brick fireplace with shelved recesses, quarry tiled hearth, two radiators.



KITCHEN range of oak fronted wall and base units and working surfaces, one and a half stainless steel sinks with single drainer, four ring gas hob with griddle and cooker hood, plumbing for dishwasher, space for fridge, Creda double oven, vinyl floor, radiator, space for table and door to

UTILITY ROOM with Potterton gas fired boiler, programmer for central heating, heated towel rail, casement doors to Inner Hall and to

SIDE PASSAGE/STORAGE part glazed doors to front and rear, wash basin, space and plumbing for washing machine, light and power.

FIRST FLOOR LANDING shelved cupboard, airing cupboard, hot water cylinder, access to loft with scope for conversion, subject to building regulations.

BEDROOM TWO eaves storage, corner basin, radiator, fitted dressing table with double wardrobe.

BEDROOM FOUR double aspect, radiator, wash basin with vanity cupboard, mirror, courtesy light, triple wardrobe.

SHOWER ROOM white suite of walk in shower cubicle with folding doors, thermostatic control, wash basin, low level w.c., radiator, tiled splashback.

BEDROOM THREE radiator, wash basin with vanity cupboard, fitted mirror, courtesy light and triple wardrobe.

BATHROOM with plumbing only and in need of a complete new suite.



BEDROOM ONE double aspect and overlooking the rear garden, two double wardrobes, two radiators and space for an Ensuite Bathroom, if required.

OUTSIDE



THE FRONT GARDEN has been paved for the parking of at least three cars and is approached through a pillared and trellised entrance with mature

beech hedgerow, outside lighting, lawn area with mature shrubs and plants and pathway that leads to the side passage/store. There is gated access on the south side of the building to the Rear Garden.

GARAGE double doors, light, power and glazed double doors to



THE REAR GARDEN is south west facing and includes a delightful loggia leading onto the wide York stone patio. There are climbing shrubs, trellis, shaped flower beds, mature trees, access to the Garage and side porch and a large expanse of lawn on two tiers with mature beech hedgerow, apple tree, hard standing for a greenhouse/additional outbuilding



The rear garden measures approximately 58ft in depth and is particularly private.

M48800925 EPC BAND: E
COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode **SL7 1DQ**, 73 will be found towards the top of Glade Road as it meets the junction of Little Marlow Road.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of **£30 plus VAT** per named buyer.

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 = 137.8 sq m / 1,483 sq ft
 First Floor = 96.0 sq m / 1,033 sq ft
 Loft = 22.7 sq m / 244 sq ft
 Total = 256.5 sq m / 2,760 sq ft
 (Including Garage / Eaves)

