



17 PORTLAND CRESCENT, MARLOW
PRICE: £1,450,000 FREEHOLD

am ANDREW
MILSOM

**17 PORTLAND CRESCENT
MARLOW
BUCKS SL7 2FQ**

PRICE: £1,450,000 FREEHOLD

Set in an exclusive tucked away location within a minutes' walk of Marlow High Street, a stunning three storey four bedroom end townhouse tastefully extended to the ground floor, equipped to the highest standard and highly recommended for an inspection.

**WEST FACING COURTYARD GARDEN:
FOUR GOOD SIZE BEDROOMS:
THREE BATH/SHOWER ROOMS:
CLOAKROOM: LOVELY LIVING ROOM:
SUPERB KITCHEN/DINING ROOM:
SITTING ROOM: GAS CENTRAL HEATING:
PORCELAIN TILED FLOORING:
DOUBLE GLAZING: SOLAR PANELS:
TWO PARKING SPACES WITH EV
CHARGING POST: PARK OUTLOOK.**

TO BE SOLD: Built in 2018 as part of the popular Crest Nicolson development occupying a prime town centre position, a stylish four bedroom end townhouse offering well planned and fitted accommodation with well-proportioned and particularly light rooms. Enjoying a sunny west aspect to the rear, this fine home overlooks parkland to the front and is just a short stroll of Marlow High Street and The Thames. The main bedroom suite which occupies an entire floor, the extended open plan kitchen/dining/sitting room overlooking the pretty courtyard garden and high ceilings throughout are features of this impressive home. 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:

PILLARED ENTRANCE with front door to **RECEPTION HALL** tiled floor, radiator and stairs to First Floor with cupboard under.

CLOAKROOM white suite of wash basin, w.c., tiled floor and walls, extractor fan.



LIVING ROOM double aspect, feature bay window, contemporary log effect gas fire with Samsung frame TV over, full height windows overlooking parkland, shelved storage, two radiators.



KITCHEN/DINING ROOM comprehensive range of stylish full height wall and base units with Silstone working surfaces, two hob electric AGA with three ovens, Siemens cooker hood, wine fridge, microwave, one and a half sinks, mixer and Quooker tap, fridges and freezers, breakfast bar with seating for two, fitted pan drawers, Siemens dishwasher,

wine rack, space for table, extractor fan, tiled floor and opening to



SITTING ROOM double aspect, radiator, bi-fold doors to west facing garden, part vaulted ceiling.

FIRST FLOOR LANDING radiator stairs to Second Floor, **utility cupboard** with shelving, pre-installed washer/dryer.



BEDROOM TWO radiator, mirror fronted wardrobes and door to



ENSUITE SHOWER ROOM full width shower cubicle with sliding glazed doors, hand held attachment, overhead rose, low level w.c., wash basin with vanity drawers, tiled floor and walls, mirror, heated towel rail, extractor fan.

BEDROOM FOUR/STUDY fitted office furniture including shelving with cabinets below, radiator.



BATHROOM white suite of panel bath with shower attachment, glazed screen, wash basin with vanity drawers, low level w.c., tiled walls and floor, heated towel rail, extractor fan.

BEDROOM THREE radiator, mirror fronted wardrobes.

SECOND FLOOR LANDING access to part boarded loft. Cupboards housing Megaflow cylinder, Potterton boiler, programmer and shelving.



BEDROOM ONE triple aspect windows, two radiators, complete range of fitted wardrobes, door to



ENSUITE BATH/SHOWER ROOM white suite of full sized standalone bath with mixer taps and shower attachment, wash basin with vanity drawers, w.c., full width shower cubicle, sliding glazed doors, hand held attachment and overhead rose, heated towel rail, tiled floor and walls, extractor fan.

OUTSIDE

TO THE FRONT is **PARKING FOR TWO CARS** with a flagstone patio with lantern, outside lighting, EV charging post.

THE WALLED COURTYARD GARDEN is west facing and landscaped with a wide porcelain tiled patio, trellis, summer house, gated side access, electric points, lighting, tap and space for table,



MAINTENANCE CHARGE: There is an annual charge, currently £970, for the upkeep of communal areas. This includes gardening and lighting

M48830925 EPC BAND: B
COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode **SL7 2FQ** proceed to the end of Portland Crescent where number 17 will be found on the left hand side.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. 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.

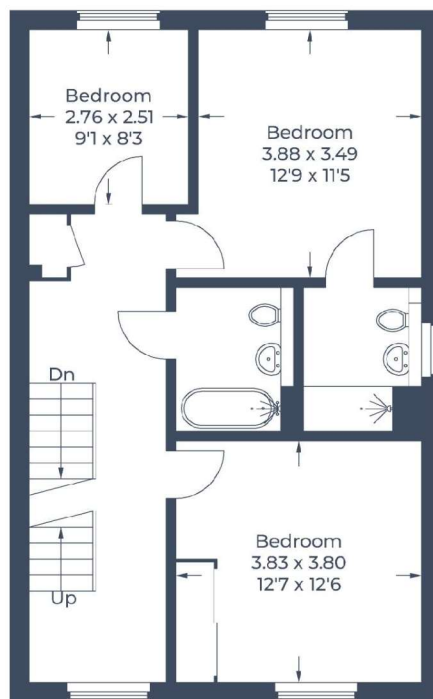
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Gross Internal Area
 Ground Floor = 75.5 sq m / 813 sq ft
 First Floor = 63 sq m / 678 sq ft
 Second Floor = 63 sq m / 678 sq ft
 Total = 201.5 sq m / 2,169 sq ft

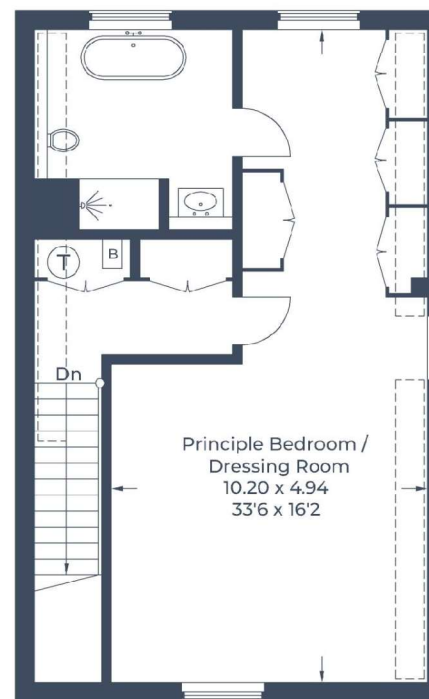


Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

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

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