



LORIEN, 10 HARWOOD ROAD, MARLOW
PRICE: £1,375,000 FREEHOLD

am ANDREW
MILSON

**LORIEN
10 HARWOOD ROAD
MARLOW
BUCKS SL7 2AS**

PRICE: £1,375,000 FREEHOLD

A superbly appointed and cleverly remodelled and extended detached home providing stylish and spacious living accommodation situated in this popular setting within walking distance of Marlow High Street.

PRIVATE REAR GARDEN: MAIN BEDROOM WITH IMPRESSIVE CATHEDRAL STYLE WINDOW, DRESSING ROOM & ENSUITE SHOWER ROOM: FURTHER FIRST FLOOR DOUBLE BEDROOM WITH WALK IN WARDROBE & ENSUITE SHOWER ROOM: TWO FURTHER GROUND FLOOR BEDROOMS – ONE WITH AN ENSUITE BATHROOM: ENTRANCE HALL: LIVING ROOM: STUNNING KITCHEN/DINER: UTILITY ROOM: CLOAKROOM: AIR SOURCE HEAT PUMP UNDERFLOOR & RADIATOR HEATING : FULLY DOUBLE GLAZED: DRIVEWAY PARKING. DANESFIELD PRIMARY & SIR WILLIAM BORLASE SCHOOL CATCHMENT AREA.

TO BE SOLD: a cleverly redesigned and extended detached home situated within level walking distance of Marlow High Street. Lorien provides stylish and adaptable living accommodation which can only be appreciated by 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:

Panel front door to **ENTRANCE HALL** tiled floor with underfloor heating, stairs to First Floor with storage cupboard under, feature glazed screen to Living Room.



LIVING ROOM front aspect room with double glazed window and additional full height double glazed window, tiled floor with underfloor heating, feature fireplace with electric point, recessed shelving, television aerial point and sliding door to



KITCHEN/DINER a superbly appointed and newly fitted Kitchen comprising an extensive range of Shaker style bespoke floor and wall cupboards, Quartz work surfaces, large central island unit/breakfast bar with inset sink and storage cupboards under, integrated dishwasher, induction hob, extractor fan, oven and combination microwave, wine fridge, space for American fridge freezer, tiled floor with underfloor heating, full width double glazed sliding doors leading to the Rear Garden.



UTILITY ROOM Shaker style cupboards with sink over, water softener, space and plumbing for washing machine and tumble dryer, tiled floor with underfloor heating, door to garden.

CLOAKROOM comprising low level w.c., suspended wash hand basin, tiled floor, double glazed frosted window.

BEDROOM THREE side aspect room with double glazed window, fitted wardrobes, laminated wood flooring, radiator.

ENSUITE BATHROOM comprising a free standing bath with mixer taps and shower attachment, vanity wash hand basin, low level w.c., walk in shower, fully tiled walls and floor with underfloor heating, double glazed frosted window, heated towel rail.

STUDY/BEDROOM FOUR front aspect room with double glazed window, laminated wood flooring, fitted cupboard and radiator.

FIRST FLOOR

LANDING part vaulted ceiling with inset Velux window.



BEDROOM ONE rear aspect room with Cathedral style double glazed window, vaulted ceiling, eaves storage, radiator, laminated wood flooring.

DRESSING ROOM fitted wardrobes, laminated wood flooring, Velux window, airing cupboard, radiator.



ENSUITE SHOWER ROOM walk in shower, vanity wash hand basin, low level w.c., double glazed frosted window, tiled floor with underfloor heating, heated towel rail.



BEDROOM TWO rear aspect room with double glazed window, vertical radiator, walk in wardrobe, laminated wood flooring.



ENSUITE SHOWER ROOM walk in shower, vanity wash hand basin, low level w.c., Velux window, tiled floor with underfloor heating, heated towel rail.

OUTSIDE TO THE FRONT is a block paved driveway providing off road parking, car charging point and gated side access leading to



THE REAR GARDEN offers a high degree of privacy and low maintenance with full width paved patio area leading to an area of lawn with shingled seating area to the rear, panel fence surround and garden shed.

M46240925 EPC BAND: tbc
COUNCIL TAX BAND: E

DIRECTIONS: using the postcode **SL7 2AS** number 10 Harwood Road can 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 = 113.5 sq m / 1,222 sq ft
First Floor = 89.6 sq m / 964 sq ft
Total = 203.1 sq m / 2,186 sq ft

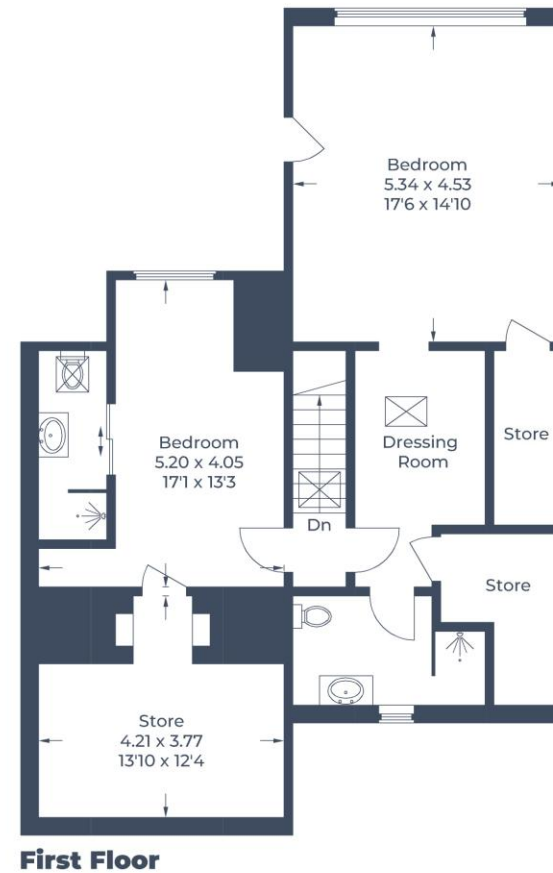
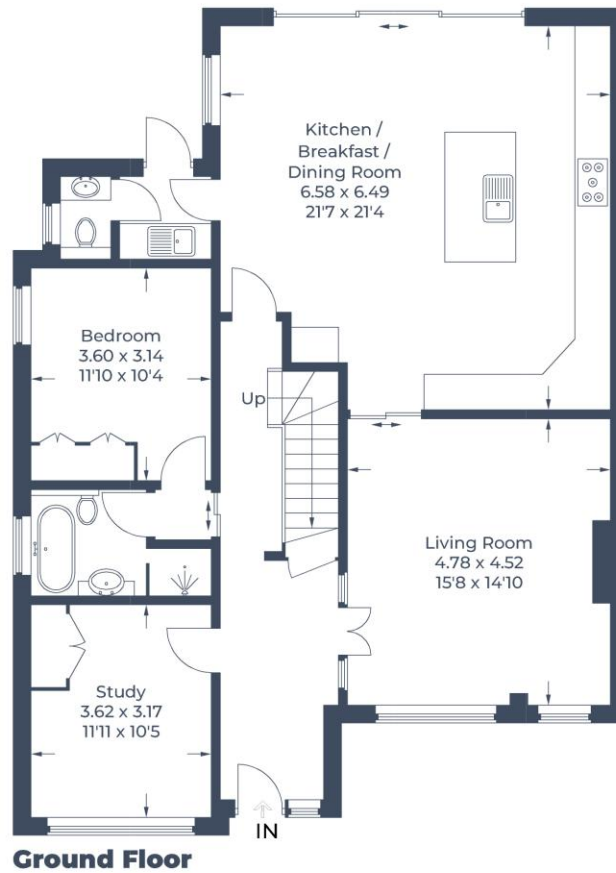


Illustration for identification purposes only,
measurements are approximate, not to scale.

© CJ Property Marketing Produced for Andrew Milsom