



22A OAK TREE ROAD, MARLOW
PRICE: £880,000 FREEHOLD

am ANDREW
MILSON

**22A OAK TREE ROAD
MARLOW
BUCKS SL7 3EE**

PRICE: £880,000 FREEHOLD

Situated in a pleasant residential area within half a mile of Marlow High Street, a modern four bedroom detached family home set in secluded gardens and being sold with no onward chain.

**LOW MAINTENANCE GARDENS:
FOUR BEDROOMS: ENSUITE SHOWER
ROOM: BATHROOM: CLOAKROOM:
LIVING ROOM: CONSERVATORY:
KITCHEN: GAS CENTRAL HEATING:
DOUBLE GLAZING: DRIVEWAY
PARKING: LARGE GARAGE:
NO ONWARD CHAIN.**

TO BE SOLD: this modern four bedroom detached family home was built by the Marlow Building Company and has since been extended to the rear with a conservatory that overlooks the delightful gardens. The property offers well-presented accommodation, scope for further extension if required and is highly recommended for an internal viewing. Throughout the ground floor is a tiled floor over which carpets could be plaid if preferred whilst the kitchen offers scope for extension through part conversion of the substantial adjacent garage. This fine home is further enhanced by gas fired central heating and double glazing. 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 with front door to

ENTRANCE HALL radiator, stairs to First Floor with cupboard under, wall thermostat, tiled floor.

CLOAKROOM white suite of low level w.c., pedestal basin, tiled floor, half panelled walls, mirror.



LIVING ROOM tiled floor, gas coal effect fire, double glazed patio doors, two radiators, coved ceiling, shelving and wide archway to



CONSERVATORY tiled floor, glazed and vaulted ceiling with blinds. Radiator, double glazed windows and doors to garden, two wall light points, air conditioning unit.



KITCHEN range of white wall and base units with contrasting beech effect working surfaces, one and a half stainless steel sinks with single drainer and mixer tap, Bosch fridge freezer, Beko washing machine and dishwasher, Hotpoint tumble dryer, Indesit oven and hob with cooker hood, tiled wall surrounds, tiled floor, radiator.

FIRST FLOOR

LANDING access to loft, linen cupboard with shelving.



BEDROOM ONE fitted wardrobes, radiator, air conditioning unit and doors to



ENSUITE SHOWER ROOM tiled and glazed shower cubicle, thermostatic control, pedestal basin, low level w.c., vinyl floor, half panelled walls, mirror.



OUTSIDE

THE FRONT GARDEN has an array of maturing shrubs, hedgerow, brick walling and a wide entrance onto a driveway with **HARDSTANDING FOR THREE CARS.**

INTEGRAL GARAGE with up and over door, electric consumer unit, Vaillant gas fired combination boiler, light and power. The garage is larger than average and offers scope to be converted by way of an extension to the kitchen.



M14001025 EPC BAND: E
COUNCIL TAX BAND: F



THE REAR GARDEN has been tastefully landscaped with a wide flagstone patio creating a courtyard with well stocked borders, brick walling and edging. The garden enjoys much privacy has gated access to both sides

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

DIRECTIONS: using the postcode **SL7 3EE** number 22A will be found on the right side after the turning to The Orchard.

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.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL



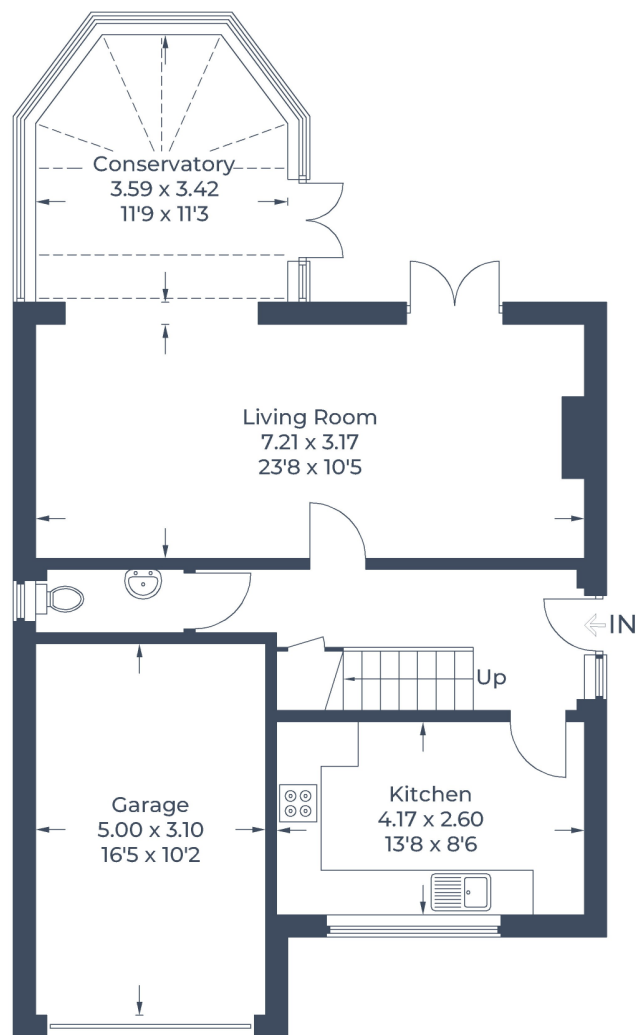
BEDROOM TWO radiator, wardrobe.

BEDROOM THREE radiator, wardrobe.

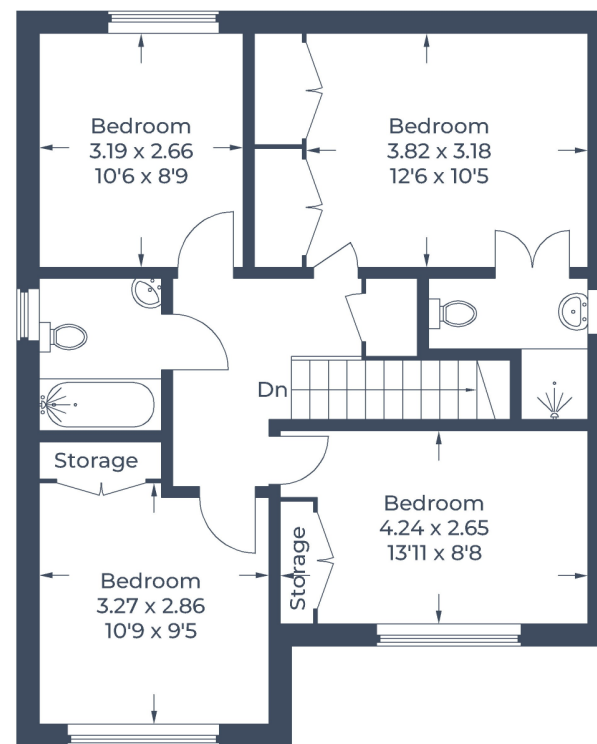
BEDROOM FOUR radiator.

FAMILY BATHROOM white suite of panel bath, shower attachment, mirror and tiled walls, low level w.c., pedestal basin, vinyl floor, heated towel rail.

Approximate Gross Internal Area
 Ground Floor = 59.1 sq m / 636 sq ft
 First Floor = 63.0 sq m / 678 sq ft
 Garage = 15.5 sq m / 167 sq ft
 Total = 137.6 sq m / 1,481 sq ft



Ground Floor



First Floor

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