



4, GARNET COURT, MARLOW
PRICE: £995,000 FREEHOLD

am ANDREW
MILSON

**4 GARNET COURT
MARLOW
BUCKS SL7 2AN**

PRICE: £995,000 FREEHOLD

A superbly appointed and thoughtfully extended four bedroom detached home ideally located within a level walk of Marlow High Street

PRIVATE REAR GARDEN: FOUR BEDROOMS: BATHROOM: SHOWER ROOM: ENTRANCE HALL: CLOAKROOM: IMPRESSIVE LIVING ROOM & DINING ROOM WITH PART VAULTED CEILING: KITCHEN: GAS CENTRAL HEATING: DRIVEWAY PARKING: GARAGE: DOUBLE GLAZED: CUL DE SAC SETTING.

TO BE SOLD: a recently extended and considerably improved detached family home providing extremely well presented living accommodation worthy of an internal inspection. Garnet Court is conveniently located within a short stroll of Higginson Park and a picturesque stretch of the River Thames and is catchment for the popular Danesfield Primary school. Marlow High Street has an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed front door to

ENTRANCE HALL stairs to first floor, radiator, storage cupboard, laminated wood flooring.

CLOAKROOM white suite comprising low level wc, wash hand basin, laminated wood flooring, heated towel rail, double glazed frosted window.



LIVING ROOM & DINING ROOM an impressive reception room with part vaulted ceiling with inset Velux windows, wide sling doors to the rear garden, flueless gas fire, laminated wood flooring, TV point, vertical radiators.

KITCHEN refitted with a range of shaker style floor and wall units, ample work surface space, stainless steel sink with mixer and boiling water tap, dresser style cupboard, recess for electric oven, integrated fridge and dishwasher, front aspect double glazed window, wooden flooring, radiator.



FIRST FLOOR LANDING with part vaulted ceiling with inset Velux window, access to boarded and insulated loft space.

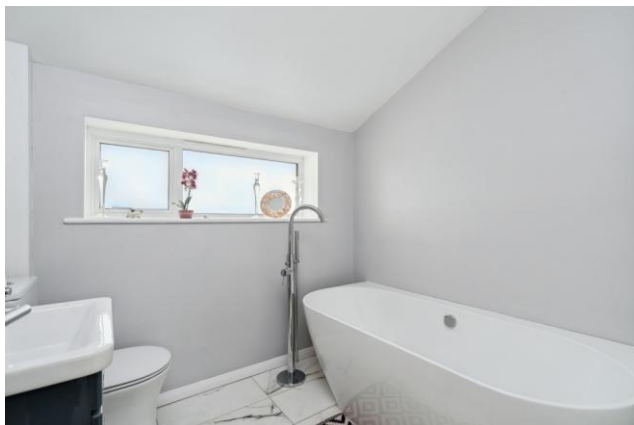


BEDROOM ONE a rear aspect room with double glazed window, radiator.

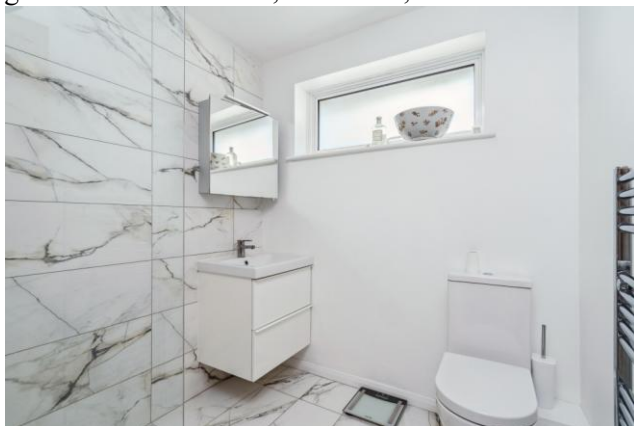
BEDROOM TWO a rear aspect room with double glazed window, radiator.

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

BEDROOM FOUR a dual aspect room with double glazed windows, built in cupboard, radiator.



BATHROOM refitted suite comprising a shaped bath with freestanding mixer tap and shower attachment, vanity wash basin, low level wc, double glazed frosted window, tiled floor, heated towel rail.



SHOWER ROOM refitted suite comprising a walk in shower, vanity wash basin, tiled walls and floor, double glazed frosted window, heated towel rail.



OUTSIDE to the rear is predominately laid to lawn with panel fence surround, well stocked flower and shrub borders, paved seating area and gated rear access.

To the front is an area of lawned garden and driveway parking.

GARAGE with up and over door, space and plumbing for washing machine.

M47010423

EPC BAND: C

COUNCIL TAX BAND: F

VIEWING: Please arrange a visit by contacting us on **01628 890707** or **homes@andrewmilsom.co.uk**

DIRECTIONS: from our Marlow high street office turn left and at the bottom of the High St turn right at the roundabout into Pound Lane. Continue over the next two mini roundabouts where Garnet Court can be found after a short distance of the right 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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

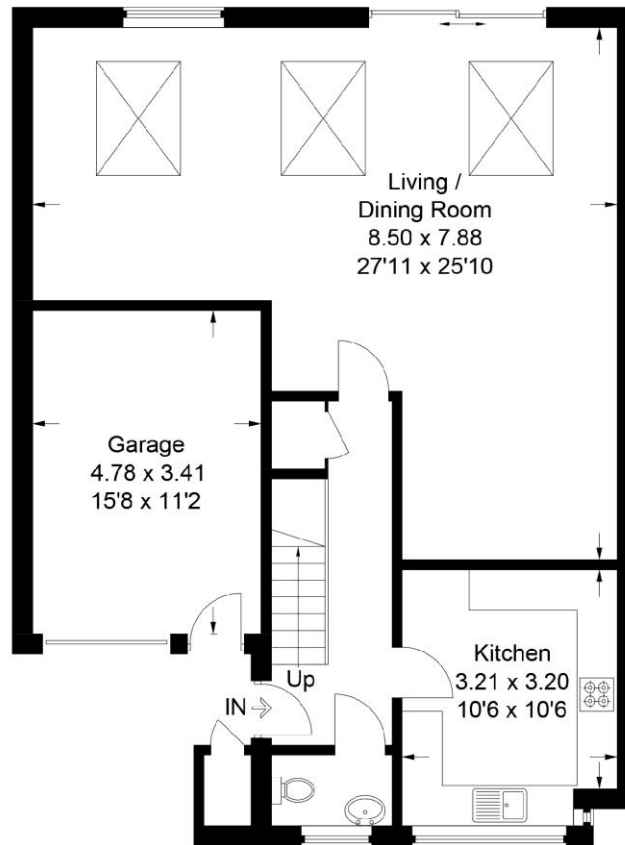
allan@attfieldjamesfm.co.uk

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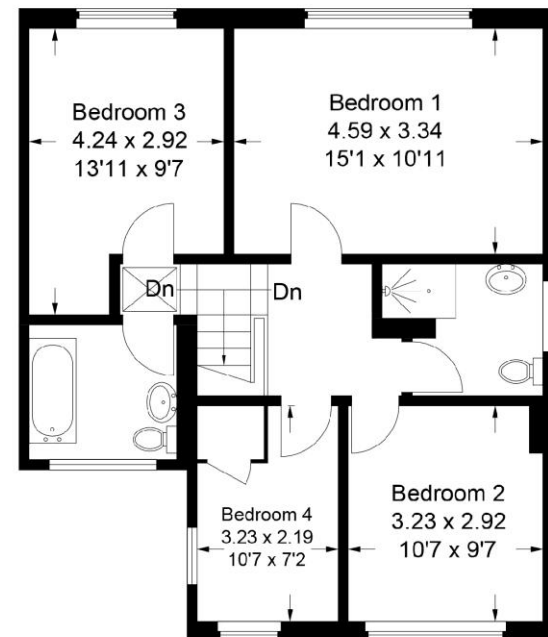
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

Approximate Gross Internal Area
 Ground Floor = 76.6 sq m / 824 sq ft
 First Floor = 61.3 sq m / 660 sq ft
 Garage = 16.6 sq m / 179 sq ft
 Total = 154.5 sq m / 1,663 sq ft



Ground Floor



First 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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