



19 BOVINGDON HEIGHTS, MARLOW
PRICE: £995,000 FREEHOLD

am ANDREW
MILSON

**19 BOVINGDON HEIGHTS
MARLOW
BUCKS SL7 2JR**

PRICE: £995,000 FREEHOLD

An extremely well presented four bedroom detached home situated in this popular cul de sac setting within catchment and walking distance of Spinfield Primary School.

**FRONT & REAR GARDENS: MAIN
BEDROOM WITH ENSUITE SHOWER ROOM:
THREE FURTHER BEDROOMS: FAMILY
BATHROOM: ENTRANCE HALL:
CLOAKROOM: LIVING/DINING ROOM
WITH FEATURE FIREPLACE: PLAYROOM:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING: GARAGE.
VIEWING RECOMMENDED.**

TO BE SOLD: situated in this popular residential setting on the west side of Marlow, an attractive and well-appointed four bedroom detached family home worthy of 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:

Part glazed front door to **ENTRANCE HALL** wooden flooring, radiator, cloaks cupboard and stairs to First Floor Landing.

CLOAKROOM comprising low level w.c., wash hand basin, wooden flooring, double glazed window.



LIVING/DINING ROOM rear aspect room with double glazed windows and doors to garden, recessed fireplace with inset cast iron log burner, wooden flooring, radiator, fitted shelving with cupboards under.



PLAYROOM dual aspect room with double glazed windows with fitted shutters, part vaulted ceiling with inset Velux window, wooden flooring, radiator.



KITCHEN/BREAKFAST ROOM fitted with a range of shaker style floor and wall units, granite work surfaces including a two seater breakfast bar, one and a half bowl sink unit, space for Range style cooker with extractor fan over, integrated fridge freezer and dishwasher, front aspect double glazed window, tiled borders, wooden flooring, larder cupboard and door to side.

UTILITY ROOM fitted with shaker style cupboards, granite work surfaces, single drainer sink unit, space and plumbing for washing machine and tumble dryer, concealed central heating boiler, door to garage.

FIRST FLOOR LANDING access to loft space, double glazed window.



BEDROOM ONE front aspect room with double glazed window, built in wardrobe, radiator and door to:



ENSUITE SHOWER ROOM tile and glazed shower cubicle, vanity wash hand basin, low level w.c., heated towel rail, double glazed frosted window, tiled floor.

BEDROOM TWO rear aspect room with double glazed window, built in wardrobe, radiator.

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

BEDROOM FOUR rear aspect room with double glazed window, radiator.

BATHROOM white suite comprising tile enclosed bath with mixer taps and shower attachment, wash hand basin, low level w.c., heated towel rail, double glazed frosted window, tiled floor.

OUTSIDE

TO THE FRONT of the property is an area of lawned garden and driveway parking in front of

GARAGE up and over door, light and power.



TO THE REAR is an area of garden predominantly laid to lawn with well stocked flower and shrub borders, full width paved patio area enclosed by both panel fencing and an attractive exposed brick wall to the rear.

M5441025 EPC BAND: C

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode **SL7 2JR** number 19 can be found towards the far end of the cul de sac 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.

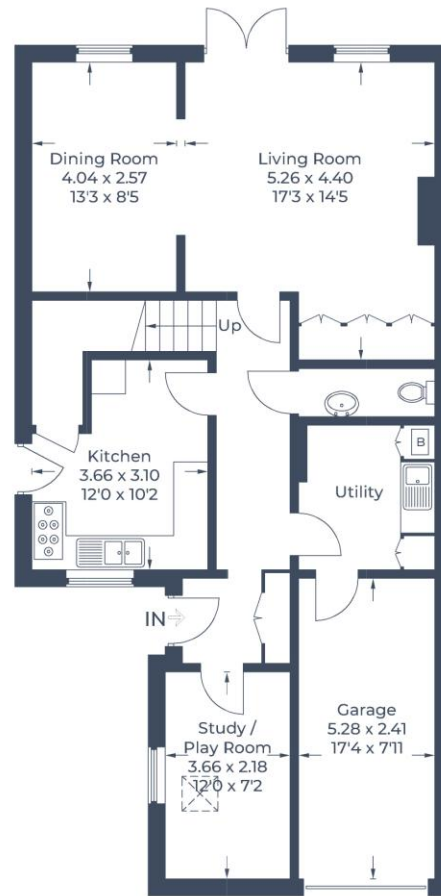
Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement 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.

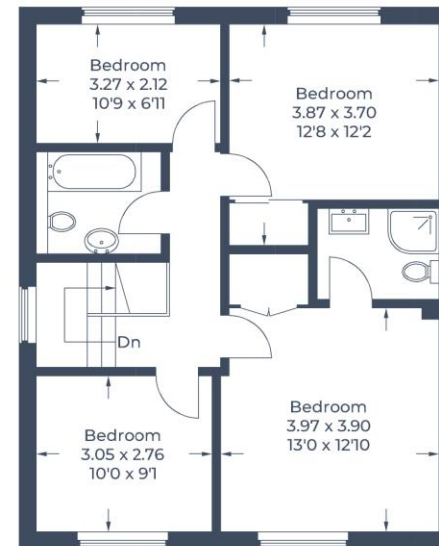
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
 Ground Floor = 89.4 sq m / 962 sq ft
 First Floor = 63.5 sq m / 683 sq ft
 Total = 152.9 sq m / 1,645 sq ft



Ground Floor



First Floor

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

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