



78 OXFORD ROAD, MARLOW
PRICE: £725,000 FREEHOLD

am ANDREW
MILSOM

**78 OXFORD ROAD
MARLOW
BUCKS SL7 2NL**

PRICE: £ 725,000 FREEHOLD

Situated in the heart of the town within a short walk of Marlow High Street and backing onto Riley Recreation Ground, an individual three bedroom end of terrace character cottage.

**LOW MAINTENANCE 60FT GARDENS:
THREE BEDROOMS: BATHROOM:
SHOWER/UTILITY ROOM: KITCHEN:
DINING ROOM: SITTING ROOM:
GAS CENTRAL HEATING: DOUBLE
GLAZING: DETACHED STUDIO:
PARKING BY ARRANGEMENT.**

TO BE SOLD: this superbly located three bedroom extended home offers accommodation of much character over three floors and has a delightful outlook to Riley Recreation Ground. The property is set in attractive and secluded gardens with a detached studio and offers well planned accommodation of much character and charm. The property is conveniently situated in Spinfield Primary school catchment within a short walk of Sir William Borlase Grammar School, Marlow High Street and bus services to neighbouring towns. There is rented off road parking space in the car park adjacent to property which attracts an annual tariff and is likely to be transferable a new owner. 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:

ENTRANCE HALL double glazed double doors, wooden floor, radiator, ceiling lantern, wide opening to Kitchen and door to

SHOWER/UTILITY ROOM white suite of walk-in shower cubicle with separate shower control, glazed screen, tiled wall surrounds, pedestal basin, low level w.c., tiled floor, wall cupboards, space and plumbing for washing machine, Velux roof light, cupboard housing gas fired boiler.



KITCHEN range of Shaker style wall and base units, oak working surfaces, butlers sink, mixer tap, Bosch dishwasher, space for cooker, tiled wall surrounds, double glazed window, wooden floor, shelved cupboard, drawers, fridge and freezer, dresser unit with shelving, roof lights and wide opening to



DINING ROOM two radiators, stairs to First Floor, wooden floor, open fireplace with wood burning stove, quarry tiled hearth, shelved recess and door to



SITTING ROOM concealed front onto Oxford Road, two radiators, original cast iron fireplace with quarry tiled hearth, shelved recesses to side.

FIRST FLOOR LANDING stairs to Second Floor.



BEDROOM ONE double aspect, exposed brick chimney breast, fitted wardrobes to either side.

BEDROOM THREE radiator, under stairs recess,



BATHROOM white suite of roll top bath with shower attachment, radiator, Velux roof light, pedestal basin, low level w.c., double glazed window with views over garden.

SECOND FLOOR



BEDROOM TWO double aspect, eaves storage, wash basin with tiled splashback and vanity cupboards, exposed brick chimney breast, vaulted ceiling, radiator, window with outlook to Riley Recreation Ground.

OUTSIDE

The property is set in delightfully secluded gardens, paved with York stone and bordered by panelled fencing with variety of climbing shrubs and trees, water tap, gateway to parking. There is a garden shed and **DETACHED STUDIO** with light, power, electric heater, vaulted ceiling with two Velux.

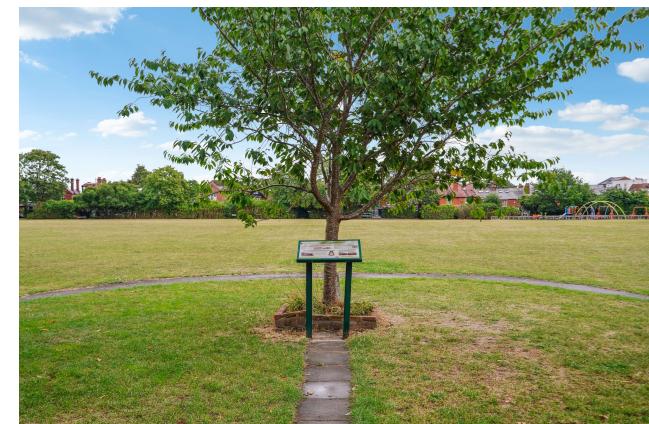


PARKING immediately adjacent to the property is a parking space rented from the Riley Recreation Trust at a half yearly cost of £850. It is thought that this can be transferable to the new owner of number 78.



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

DIRECTIONS: using SL7 2NL, 78 is on the east side close to Cambridge Road and accessed via the car park located between the two terraces.



**M10021025 EPC BAND: D
COUNCIL TAX BAND: D**

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.

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 = 54.8 sq m / 590 sq ft
 First Floor = 37.1 sq m / 399 sq ft
 Second Floor = 17.3 sq m / 186 sq ft
 Garden Study = 11.9 sq m / 128 sq ft
 Total = 121.1 sq m / 1,303 sq ft



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