



22 SOUTHVIEW ROAD, MARLOW
PRICE: £1,295,000 FREEHOLD

am ANDREW
MILSON

**22 SOUTHVIEW ROAD
MARLOW
BUCKS SL7 3JP**

PRICE: £1,295,000 FREEHOLD

A well-appointed and cleverly extended four bedroom detached family home situated in this pleasant residential setting approximately three quarters of a mile from Marlow High Street.

**135FT REAR GARDEN WITH HOME OFFICE:
FOUR BEDROOMS: TWO SHOWER ROOMS
(ONE ON GROUND FLOOR):
FAMILY BATHROOM: LIVING ROOM OPEN
PLAN TO CONSERVATORY: DINING ROOM:
KITCHEN/BREAKFAST ROOM:
DOUBLE GLAZING: GAS CENTRAL
HEATING: GARAGE: DRIVEWAY PARKING.**

TO BE SOLD: an attractive detached family home benefiting from well planned and good sized living accommodation and a private rear garden measuring 135' in length. The property is located in a well established residential area in Sandygate Primary school catchment and is within a short walk of Great Marlow Secondary School. 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, radiators, stairs to First Floor Landing with storage cupboard under.

SHOWER ROOM double size tile and glazed shower cubicle, wash hand basin, low level w.c., fully tiled walls and floor, heated towel rail, double glazed frosted

window.



DINING ROOM front aspect with double glazed bay window, fitted shutters, tv aerial point, radiator.



LIVING ROOM fireplace, cast iron log burner, wooden floor, radiator, tv aerial point opening



CONSERVATORY double glazed windows, radiator and fitted air conditioning unit.



KITCHEN/BREAKFAST ROOM with a matching range of Shaker style floor and wall units, marble work surfaces, ceramic hob, extractor fan, integrated dishwasher and washing machine, cupboard housing electric oven and combination microwave, enamel sink, tiled floor and borders, rear aspect double glazed window and door to garden, recess for fridge freezer, radiator, gas boiler and fitted safe and larder

FIRST FLOOR LANDING access to loft space, airing cupboard and **STUDY AREA** radiator, side aspect double glazed window.



BEDROOM ONE front aspect room with double glazed window, built in wardrobe with matching drawers, laminated wood flooring, radiator.



BEDROOM TWO front aspect room with double glazed window, built in wardrobes, drawers and dressing table, laminated wood flooring, radiator.



BEDROOM THREE rear aspect room with double glazed window, built in wardrobes, laminated wood flooring, radiator.



BEDROOM FOUR rear aspect room with double glazed window, built in wardrobe, laminated wood flooring, radiator.

SHOWER ROOM walk in shower, vanity wash hand basin, low level w.c., fully tiled walls and floor, heated towel rail, double glazed frosted window.



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

OUTSIDE

TO THE FRONT is ample driveway parking in front of the **GARAGE** roller door, light and power.



TO THE REAR the gardens are an attractive feature of this property measuring 135' (41.15m) in length

and predominantly laid to lawn with raised paved patio area to the rear of the house, well stocked flower and shrub borders, panel fence surround.



GARDEN ROOM bi-folding doors, light and power and connecting **WORKSHOP** to the rear.

M48881025 EPC BAND: TBC
COUNCIL TAX BAND: TBC

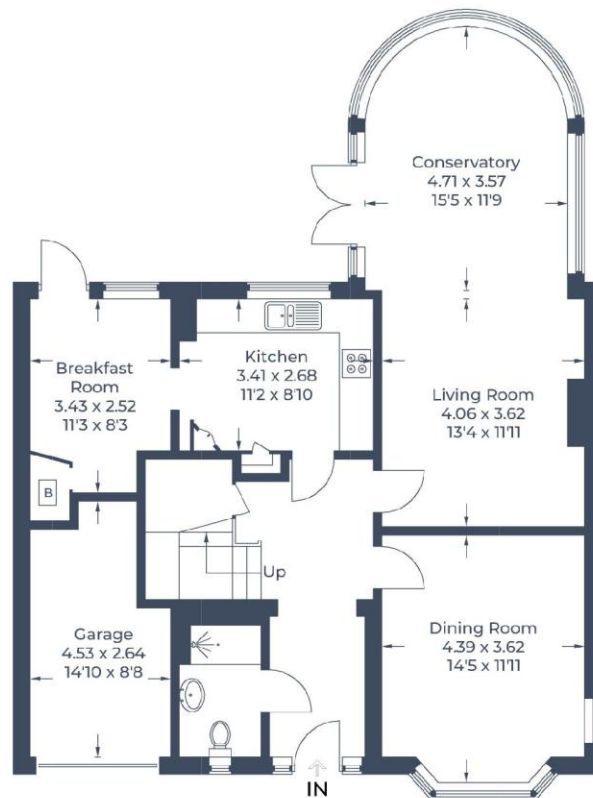
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 3JP** and entering from Wycombe Road number 22 can be found, after a short distance, 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.

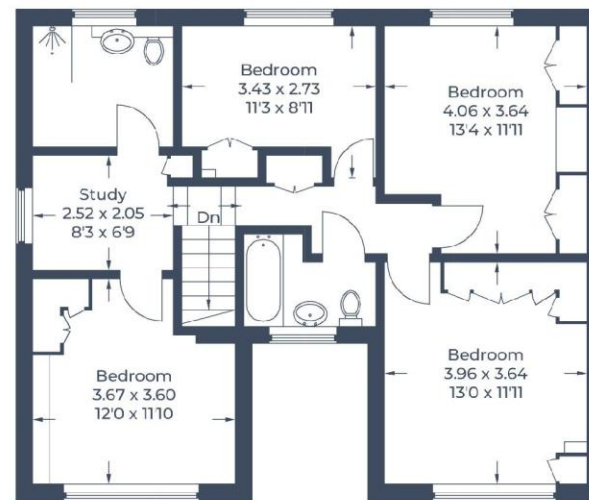
Approximate Gross Internal Area
 Ground Floor = 86.8 sq m / 934 sq ft
 First Floor = 72.8 sq m / 784 sq ft
 Outbuildings = 40.9 sq m / 440 sq ft
 (Including Garage)
 Total = 200.5 sq m / 2,158 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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