



THIMBLE COTTAGE, 50 WEST STREET, MARLOW
PRICE: £425,000 FREEHOLD

am ANDREW
MILSON

**THIMBLE COTTAGE
50 WEST STREET
MARLOW
BUCKS, SL7 2NB**

PRICE £425,000 FREEHOLD

This delightful Grade Two listed period cottage is situated in the heart of the town just off Marlow High Street and offers accommodation of much charm and character.

**SUNNY COURTYARD GARDEN:
TWO DOUBLE BEDROOMS:
FIRST FLOOR SHOWER ROOM:
TWO RECEPTION ROOMS:
KITCHEN/BREAKFAST ROOM:
EXPOSED BEAMS: GAS CENTRAL
HEATING: NO ONWARD CHAIN.**

TO BE SOLD: this charming period cottage is within a minutes' walk of Marlow High Street and offers two bedroom and two reception room accommodation with the convenience of a modern first floor shower room. The property is being sold with no onward chain and has accommodation of much charm and character with an internal viewing being highly recommended. Marlow Town Centre has an array of shopping, sporting and social facilities are all within a short walk as is Marlow railway station with train service to Paddington via Maidenhead. Whilst not ideally suited for families, Thimble Cottage is within a short walk of Sir William Borlase's Grammar School and is within the Spinfield School catchment. Marlow provides access, via the Marlow Bypass, to the M4 at Maidenhead and the M40 at High Wycombe. The nicely presented accommodation is arranged on two floors as follows:

A wrought iron gate opens to a small courtyard with front door to



DINING ROOM: with fire place with wrought iron insert and wood surround, exposed beams, radiator in cover, double aspect windows, door to



SITTING ROOM: with fire place, exposed beams, two radiators, stairs to first floor, door to



KITCHEN/BREAKFAST ROOM: double aspect with door to side as well as double doors to courtyard garden, single drainer stainless steel sink unit set in beech work surface with drawers and cupboards under, integrated dishwasher and washing machine, wall mounted gas fired boiler, tiled flooring, 6 plate range style oven in stainless steel with matching splashback and cooker hood, exposed beams.

FIRST FLOOR LANDING with doors off to



BEDROOM ONE: exposed beams, two wall light points, radiator, built in wardrobe.



BEDROOM TWO: double aspect with exposed beams, radiator, two wall light points, access to loft.



LARGE SHOWER ROOM with glazed and tiled shower cubicle with thermostatic control, low level w.c., wash hand basin in vanity unit with cupboard under, radiator, extractor fan, tiled walls.

OUTSIDE

To the **REAR** of the property is a walled **COURTYARD GARDEN** with paving and planting making an attractive sitting area beyond the kitchen which is both sunny and secluded. There are outside power, water and light points.



M33591025

EPD BAND: C

COUNCIL TAX BAND: D

VIEWING: Please arrange to view with our Marlow office on **01628 890707** or by emailing **homes@andrewmilsom.co.uk**

DIRECTIONS: from our Marlow office turn left at the top of the High Street into West Street where Thimble Cottage will be seen on the right just before the right turning into Oxford Road.

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 and furnishings.

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.

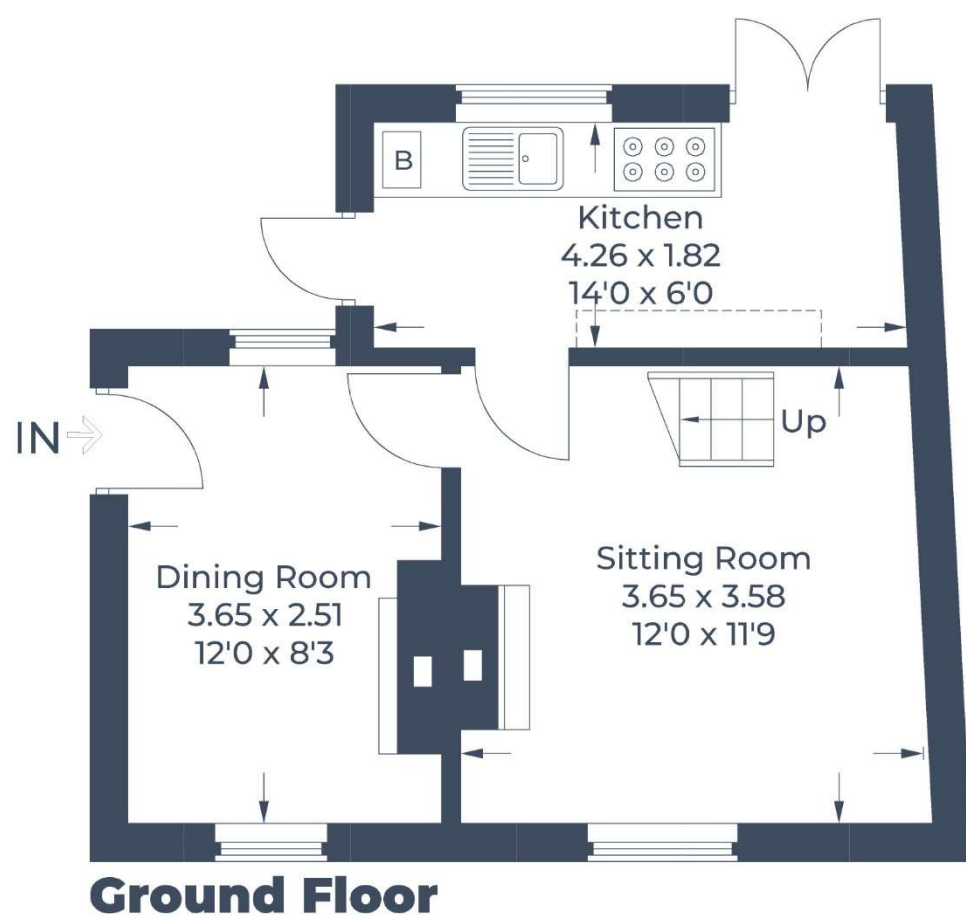
Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement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

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

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

Approximate Gross Internal Area
Ground Floor = 31.0 sq m / 335 sq ft
First Floor = 28.0 sq m / 305 sq ft
Total = 59.0 sq m / 640 sq ft



 = Reduced headroom below 1.5m / 5'0

