



12 MALTHOUSE WAY, MARLOW
PRICE: £1,150,000 FREEHOLD

am ANDREW
MILSON

**12 MALTHOUSE WAY
MARLOW
BUCKS SL7 2UE**

PRICE: £1,150,000 FREEHOLD

Situated in the heart of the town an attractive four bedroom three storey end town house forming part of this prestigious Berkeley Homes built development conveniently located within a short stroll of Marlow High Street.

**PRIVATE REAR GARDEN:
FOUR BEDROOMS: THREE SHOWER
ROOMS: LIVING ROOM WITH BALCONY:
OPEN PLAN KITCHEN/BREAKFAST ROOM
LEADING ONTO A CONSERVATORY:
UTILITY ROOM: TWO CLOAKROOMS:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: GARAGE:
SECURE PARKING. NO ONWARD CHAIN.**

TO BE SOLD: situated in this popular and convenient central location, a spacious three storey four bedroom town house providing well planned and adaptable living accommodation worthy of an internal inspection. The property was built in the late 1990's as part of the prestigious Wethered's Brewery Development built by Berkeley Homes. 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:

GROUND FLOOR ENTRANCE HALL tiled floor, cloaks cupboard, radiator.

CLOAKROOM comprising low level w.c., wash hand basin, tiled floor, radiator, double glazed frosted window, storage cupboard.

UTILITY ROOM single bowl sink with cupboard under, space and plumbing for washing machine and tumble dryer, storage cupboard, tiled floor and door to Garage.

OPEN PLAN KITCHEN/BREAKFAST ROOM & CONSERVATORY



Kitchen fitted with a matching range of floor and wall units, wooden work surfaces, ceramic hob with extractor fan over, tall cupboard housing oven and grill, one and a half bowl sink unit, integrated fridge freezer, dishwasher, tiled floor, radiator and wide opening to



Conservatory fully double glazed, tiled floor, radiators and door to Garden.

FIRST FLOOR

ENTRANCE HALL cloaks cupboard, radiator and stairs to Second Floor Landing.

CLOAKROOM comprising low level w.c., wash hand basin, radiator.



LIVING ROOM dual aspect room with double glazed windows and doors to a private **BALCONY**, radiators, feature coal effect gas fire, television aerial point.



BEDROOM TWO front aspect room, double glazed window, built in wardrobe, radiator and door to

ENSUITE SHOWER ROOM tiled shower, wash hand basin, low level w.c., radiator, double glazed frosted window.

SECOND FLOOR

LANDING radiator.



BEDROOM ONE dual aspect room with double glazed windows, double built in wardrobes, radiators and door to

ENSUITE SHOWER ROOM tile and glazed shower cubicle, wash hand basin, low level w.c., radiator, double glazed frosted window.

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

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



SHOWER ROOM walk in double size shower, wash hand basin, low level w.c., radiator, double glazed frosted window.

OUTSIDE

This property is entered either by first floor level from the podium or at ground floor level via the underground gated car park.

In front of the large **SINGLE GARAGE** are private parking spaces.



GARAGE electrically operated up and over door, light, power, wall mounted central heating boiler and door to garden.



THE REAR GARDEN is west facing, predominantly paved with inset fishpond, exposed brick wall surround and well stocked borders.

FIRST FLOOR PODIUM GARDEN provides an attractive communal sitting area with steps up from the ground floor where there is a bin store. The podium has wrought iron railings surround, attractive terraces and patios with a variety of shrubs and plants.

SERVICE CHARGE for 2025 is £1,107 per annum paid in two six monthly instalments.

M24721025 EPC BAND: TBC

COUNCIL TAX BAND: TBC

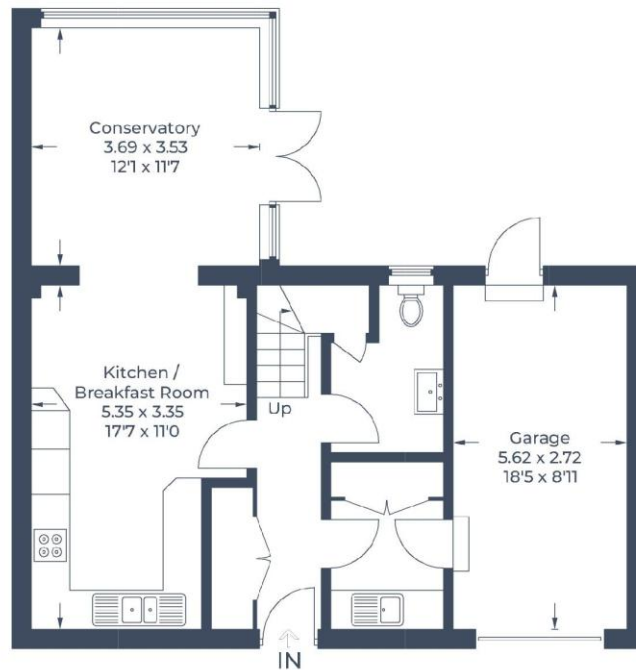
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 2UE** proceed up the steps onto the podium where No. 12 can be found in the left hand corner.

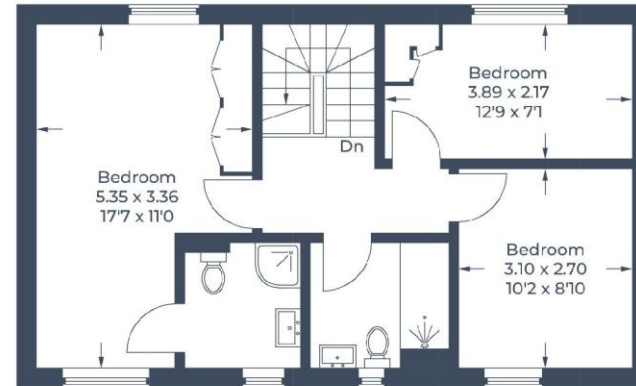
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.

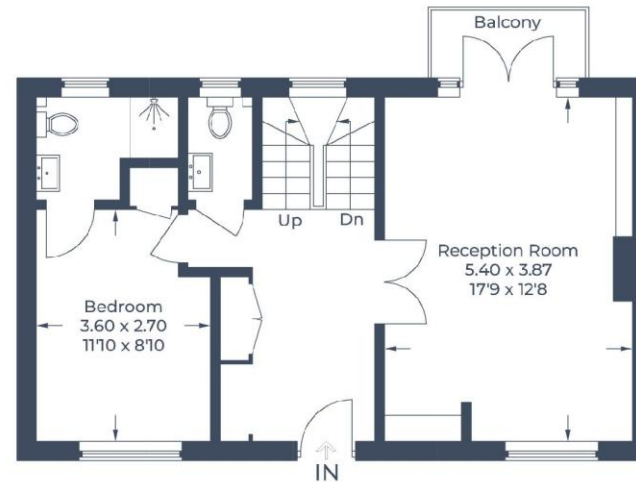
Approximate Gross Internal Area
 Lower Ground Floor = 64.2 sq m / 691 sq ft
 Ground Floor = 49.8 sq m / 536 sq ft
 First Floor = 49.5 sq m / 533 sq ft
 Total = 163.5 sq m / 1,760 sq ft



Lower Ground Floor



First Floor



Ground Floor

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