



11 LABURNUM CLOSE, MARLOW
PRICE: £799,950 FREEHOLD

am ANDREW
MILSOM

**11 LABURNUM CLOSE
MARLOW
BUCKS SL7 3LF**

PRICE: £799,950 FREEHOLD

An extremely well-presented and cleverly extended four bedroom semi-detached home situated in this popular cul de sac setting within three quarters of a mile of Marlow town centre.

PRIVATE REAR GARDEN WITH USEFUL GARDEN ROOM/HOME OFFICE: MAIN BEDROOM WITH EN SUITE BATHROOM THREE FURTHER BEDROOMS: SHOWER ROOM: ENTRANCE HALL: GROUND FLOOR SHOWER ROOM: LIVING ROOM: SITTING ROOM: IMPRESSIVE OPEN PLAN KITCHEN/DINER: UTILITY ROOM: DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: DRIVEWAY PARKING.

TO BE SOLD: conveniently located in this popular cul de sac setting, a much improved and well appointed four bedroom semi-detached home providing well planned living accommodation which includes an impressive open plan kitchen/diner with separate utility space, three bath/shower rooms, good sized living room with feature fireplace and a useful garden room/home office. Located within the popular Sandygate/Holy Trinity Primary School catchment and within three quarters of a mile of Marlow town centre. 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:

Panelled front door to **ENTRANCE HALL** stairs to First Floor Landing with storage cupboard under, radiator, tiled floor.



LIVING ROOM a front aspect room with double glazed window, feature fireplace with inset log burner, wood flooring, radiator.



SITTING ROOM front aspect double glazed window, wood flooring, radiator.



KITCHEN/DINER fitted with a matching range of Shaker style floor and wall units, Quartz work surfaces incorporating a central island with inset ceramic hob and cupboards under, sink unit, integrated dishwasher and fridge/freezer, electric oven and grill, larder cupboard, tiled floor, radiator, double glazed window and doors to garden.

UTILITY ROOM fitted with Shaker style floor and wall units, wooden work surfaces, space and plumbing for washing machine and tumble dryer, door to garden tiled floor, cupboard housing central heating boiler and hot water cylinder.

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

FIRST FLOOR

LANDING side aspect double glazed window, stairs to second floor..



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



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

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

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

SECOND FLOOR LANDING



BEDROOM ONE a dual aspect room with double glazed window and Velux windows to the front, eaves storage, radiator.



EN SUITE BATHROOM comprising a tile enclosed bath, vanity wash hand basin, low level w.c, tiled floor, double glazed frosted window, heated towel rail.

OUTSIDE

TO THE FRONT of the property is ample driveway.



TO REAR OF THE PROPERTY the garden is mainly laid to lawn with sleeper edge borders. Paved and decked seating areas, garden shed.

GARDEN ROOM/HOME OFFICE with light and power.

M36440126 **EPC BAND: TBC**

COUNCIL TAX BAND: TBC

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

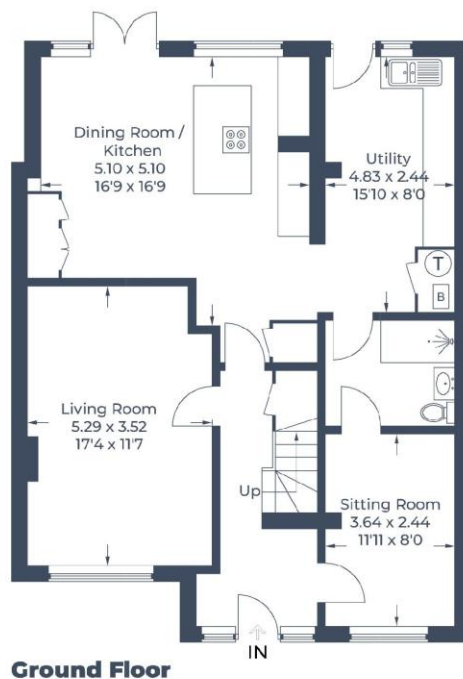
DIRECTIONS: using the postcode **SL7 3LF** the subject property can be found, after a short distance, on the left hand side.

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.

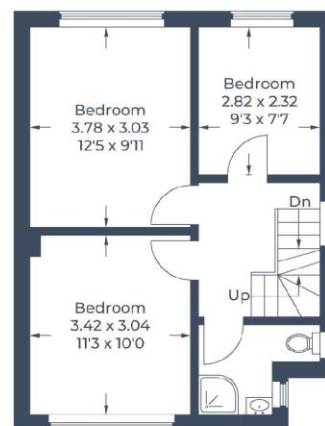
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

NB The owners of this property are relatives of a member of staff at Andrew Milsom.

Approximate Gross Internal Area
 Ground Floor = 83.7 sq m / 901 sq ft
 First Floor = 39.5 sq m / 425 sq ft
 Second Floor = 29.0 sq m / 312 sq ft
 Garden Office = 12.8 sq m / 138 sq ft
 Total = 165.0 sq m / 1,776 sq ft



Ground Floor



First Floor



Second Floor

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