



21 SOUTH PLACE, MARLOW
PRICE: £515,000 FREEHOLD

am ANDREW
MILSOM

**21 SOUTH PLACE
MARLOW
BUCKS SL7 1PY**

PRICE: £515,000 FREEHOLD

Situated within an easy level walk of Marlow High Street in a quiet street of Victorian homes, a larger than average two bedroom terraced cottage.

**LOW MAINTENANCE GARDEN:
TWO BEDROOMS: FIRST FLOOR
BATHROOM: SITTING ROOM:
DINING ROOM: KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING:
NO ONWARD CHAIN.**

TO BE SOLD: this attractive two bedroom terrace Victorian home occupies a convenient town centre location tucked away from passing traffic yet accessible to the railway station, River Thames and parkland. An internal inspection will reveal a cottage of much character with larger room sizes than most. South Place is quietly located off Mill Road in the Town Centre and is a 'No Through Road'. 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 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

The accommodation comprises:

Glazed front door to Entrance Lobby and door to



SITTING ROOM a front aspect room with double glazed bay window, cast iron feature fireplace (non-functional), fitted shelving with cupboards under, wood flooring, tv aerial point, covered radiator.

DINING ROOM with tiled floor, stairs to first floor with cupboards and wine rack under. Wide opening to:



KITCHEN fitted with a matching range of floor and wall units, island unit with cupboards under, single drainer sink, five burner gas hob with oven below and extractor fan over, concealed central heating boiler, tiled floor, doors to garden, space and plumbing for washing machine and dishwasher, space for fridge.

FIRST FLOOR

LANDING access to loft, walk in storage cupboard.



BEDROOM ONE a front aspect room with double glazed window, two fitted wardrobes, radiator.



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



BATHROOM white suite comprising enclosed panelled bath with mixer taps and shower attachment, vanity wash basin, low level wc, heated towel rail, tiled floor.

OUTSIDE



THE REAR GARDEN has been paved for ease of maintenance with panel fencing, pergola, feature palm tree and garden shed

M19270126 EPC BAND: D

COUNCIL TAX BAND:

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

DIRECTIONS: using the postcode **SL7 1PY**
 number 21 is 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.

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.'

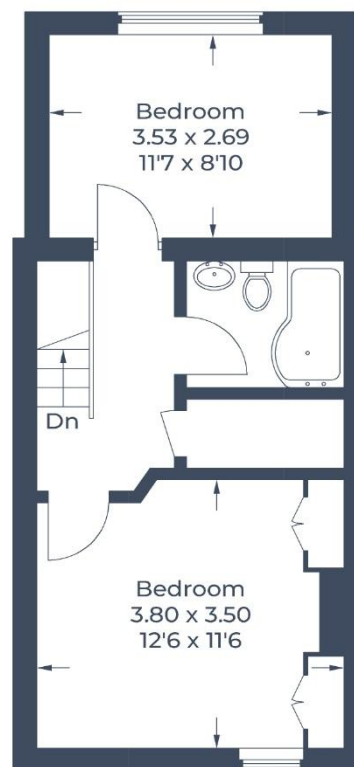
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

**DRAFT DETAILS
 AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 36.3 sq m / 391 sq ft
First Floor = 34.4 sq m / 370 sq ft
Outbuilding = 1.6 sq m / 17 sq ft
Total = 72.3 sq m / 778 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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