



CEDAROOD, GYPSY LANE, MARLOW
PRICE £1,250,000 FREEHOLD

am ANDREW
MILSON

**CEDARWOOD
GYPSY LANE
MARLOW
BUCKS SL7 3JT**

PRICE £1,250,000 FREEHOLD

This elegant five bedroom Edwardian style semi detached home offers superbly planned and fitted accommodation over three floor and is set in a well-established and popular residential area less than a mile from Marlow High Street

**SUNNY WEST FACING PLOT:
FIVE DOUBLE BEDROOMS:
THREE BATH/SHOWER ROOMS:
ENSUITE DRESSING ROOM: CLOAKROOM:
LIVING ROOM WITH OPEN FIREPLACE:
KITCHEN/FAMILY/DINING ROOM WITH
APPLIANCES: UTILITY ROOM:
DOUBLE & TRIPLE GLAZING:
UNDERFLOOR/RADIATOR HEATING:
AIR SOURCE HEAT PUMP:
THREE CAR DRIVEWAY WITH CHARGER.**

TO BE SOLD This top quality semi detached residence, forms part of a growing catalogue of superior homes by Welby Developments. Superbly designed and completed to a stunning specification in 2024 with features sympathetic to the Edwardian era, this impressive executive home provides almost 2,200 sq ft of accommodation over three floor enhanced by low voltage and LED lighting, CAT 6 hard wired cabling to all rooms, Porcelain tiling to the ground floor and bath/shower rooms with carpeting elsewhere. Cedarwood is well placed for Primary and Secondary schools and for access to the M4 & M40 motorways via the Marlow Bypass (A404). 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 accommodation comprises:

Oak pillared **COVERED ENTRANCE** front door to

RECEPTION HALL stairs to First Floor, storage and cloaks cupboards, painted panelled walls, cupboard with hot water cylinder, pressurised tank.

CLOAKROOM white suite of low level w.c., basin, vanity cupboard, tiled floor & walls, extractor fan.



LIVING ROOM four wall lights, open fireplace with granite hearth.



KITCHEN/FAMILY/DINING ROOM. A superb room with full height windows and sliding doors onto the garden, extensive range of contrasting blue wall and base units with white granite working surfaces, oak effect tiled wall surrounds, oak breakfast bar, three feature lights over, one and a half stainless steel sinks, mixer tap, grooved drainer, waste disposal, Siemens double oven, fridge, freezer and dishwasher, retractable bins, deep pan drawers, Bora four ring induction hob with central extractor, tiled floor, space for sofas, dining table and door to Utility Room.



UTILITY ROOM matching working surface and cupboards to Kitchen, tiled floor, space and plumbing for washing machine and drier, extractor fan broom cupboard, glazed door to outside.

FIRST FLOOR LANDING radiator, stairs to Second Floor, cupboard, shelved linen cupboard.

BEDROOM TWO radiator, double wardrobe.

BEDROOM THREE radiator, double wardrobe.



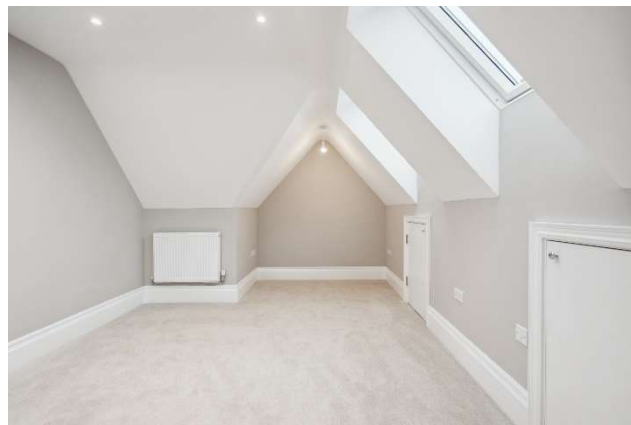
BATH/SHOWER ROOM white suite of panel bath, shower attachment, wash basin, vanity drawers, low level w.c., full width shower cubicle, sliding glazed door, shower unit and overhead rose, heated towel rail, tiled walls and floor, extractor fan, mirrored medicine cabinet.



BEDROOM ONE radiator, two double built in wardrobes, walk in **DRESSING ROOM** with radiator, shelving and dressing table. Door to:

ENSUITE SHOWER ROOM white suite of full width shower cubicle, sliding glazed door, shower unit and overhead rose, low level w.c., wash basin, vanity drawers below, heated towel rail, extractor fan, mirrored medicine cabinet, tiled floor.

SECOND FLOOR LANDING radiator, double wardrobe, glazed roof light.



BEDROOM FOUR two Velux and one glazed roof light, double wardrobe, eaves storage, radiator.

BEDROOM FIVE Velux roof light, dressing table range of shelving, eaves storage, radiator.

SHOWER ROOM tiled and glazed shower cubicle, folding glazed door, shower unit, low level w.c., wash basin with vanity drawers, Velux roof light, tiled floor and walls, heated towel rail, extractor fan.

OUTSIDE

THE FRONT the property is approached over a bonded resin drive providing hardstanding for three cars with a wide barked bed, variety of plants, panel fencing, electrical car charger, gated side access to

THE REAR GARDEN is west facing with a full width flagstone patio, lawn area with panel fencing on three sides. There is a bonded resin path to the side with electrical points, water tap, panel fencing and Panasonic air source heat pump, meter cupboard and gated access to the front.



M48970126 EPC BAND: B
COUNCIL TAX BAND: TBC

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

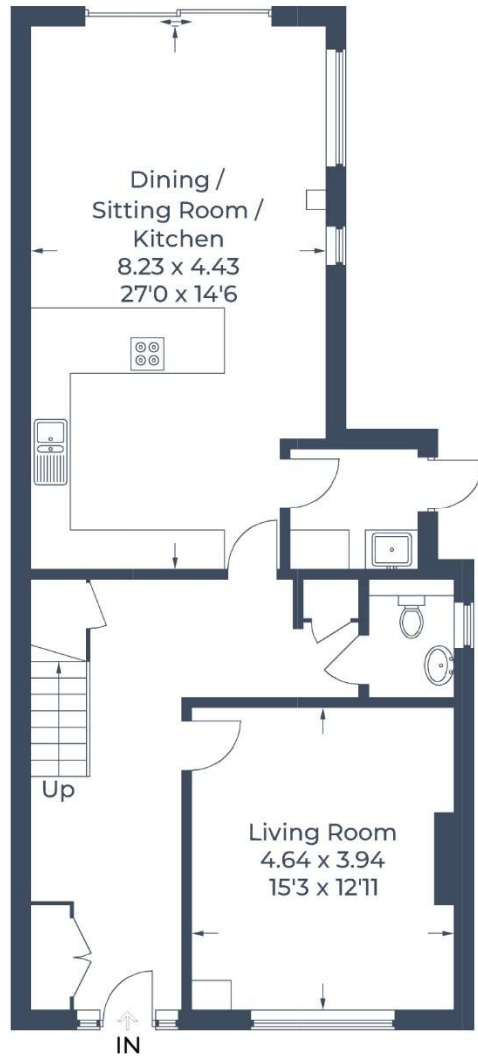
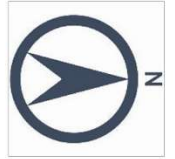
DIRECTIONS: using the postcode **SL7 3JT** Ashwood is the first property on the left having turned off Wycombe Road.

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.

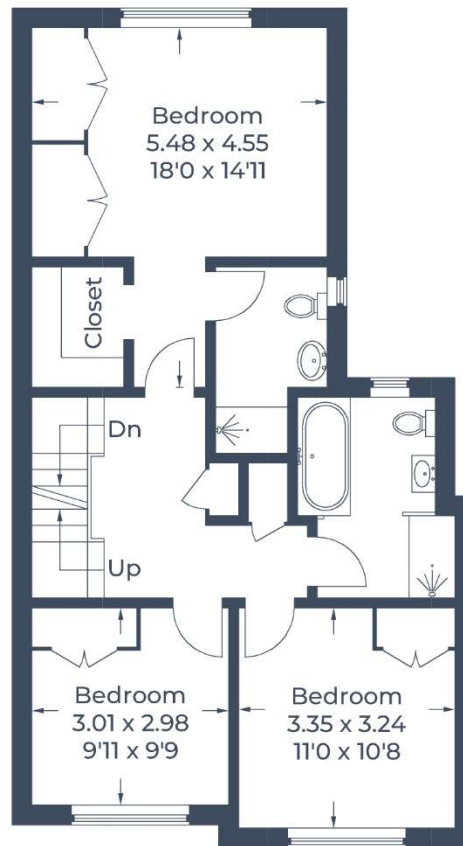
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

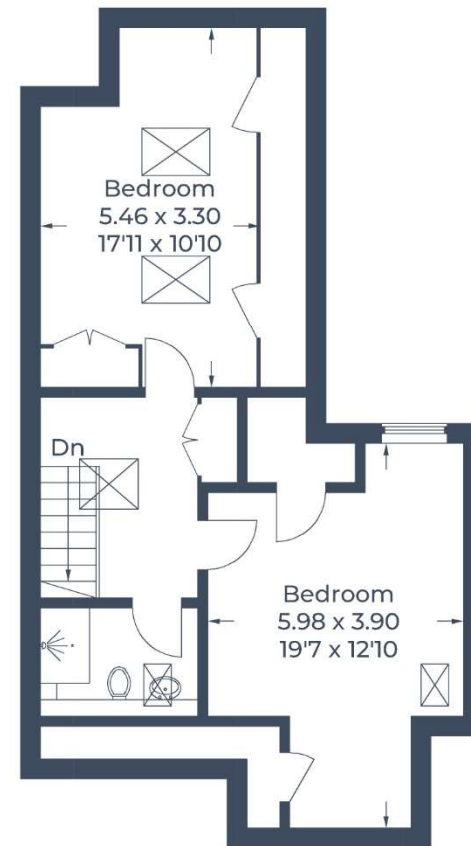
Approximate Gross Internal Area
 Ground Floor = 83.7 sq m / 901 sq ft
 First Floor = 66.0 sq m / 710 sq ft
 Second Floor = 57.3 sq m / 617 sq ft
 Total = 207.0 sq m / 2,228 sq ft



Ground Floor



First Floor



Second Floor

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