



SEPTEMBER COTTAGE, MARLOW
PRICE: £599,950 FREEHOLD

am ANDREW
MILSON

**SEPTEMBER COTTAGES
1 CHARLOTTE WAY
STATION ROAD
MARLOW
BUCKS SL7 1PJ**

PRICE: £599,950 FREEHOLD

Situated within a few minutes short level walk of the High Street and railway station this attractive mews style end of terrace home has been tastefully extended and modernised to create extended three bedroom accommodation with the added benefit of an ALLOCATED PARKING.

**SECLUDED REAR COURTYARD
GARDEN: MAIN DOUBLE BEDROOM
WITH FITTED WARDROBES:
TWO FURTHER BEDROOMS:
MODERN BATHROOM: OPEN PLAN
KITCHEN/LIVING ROOM: DOUBLE
GLAZING: GAS CENTRAL HEATING:
ALLOCATED & VISITORS PARKING.**

TO BE SOLD: Set in the heart of the town with easy access to Marlow High Street shops, sports clubs and the river Thames this attractive three bedroom end of terrace home has been tastefully adapted and fitted by the current owners and is highly recommended for an internal viewing. Ideal for a professional couple and with the benefit of off road parking this interesting home is well presented and also has a pretty partly walled private rear garden. 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:

COVERED ENTRANCE with front door to



OPEN PLAN KITCHEN/LIVING ROOM double aspect with deep bay window, two radiators, wooden floor, stairs to First Floor with recess under, recess spotlighting, useful cloaks hanging area with shoe cupboard, media wall with range of cabinets and shelving, space for dining table, range of refitted white gloss wall and base kitchen units with oak working surfaces with one and a half sinks, single drainer and mixer tap, four ring hob with cooker hood over and oven under, built in fridge and freezer, Beko washer/dryer, slim line dishwasher, tiled floor, partly tiled walls, central breakfast bar with fitted drawers, retractable bin, seating for four and double glazed double doors to outside.



FIRST FLOOR



LANDING with STUDY AREA stairs off to Second Floor.



REFITTED BATHROOM with P shaped panel bath with overhead rose, hand held attachment, glazed screen, pedestal basin, low level w.c., tiled floor and walls, heated towel rail, extractor fan, recess spotlighting.



BEDROOM THREE radiator, recess spotlighting, laminated floor.



BEDROOM TWO radiator, recess spotlighting, laminate floor.

SECOND FLOOR



BEDROOM with wooden floor, two Velux roof lights, eaves storage space, range of fitted wardrobes and cupboards to one wall with open shelving.

OUTSIDE

THE REAR GARDEN is pleasantly secluded and screened by panelled fencing and brick walling and includes a paved patio, space for table and chairs, and has useful side access from Station Road.



THE FRONT GARDEN includes a picket fence with steps and paved area to the front door.

PARKING there is an **ALLOCATED PARKING SPACE** within The Courtyard of Charlotte Way and choice of **VISITOR CAR PARKING**.

M4160126 EPC BAND: D

COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode **SL7 1PJ** when driving from the High Street the property will be found on the left hand side before the turning into Glade Road.

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.

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.

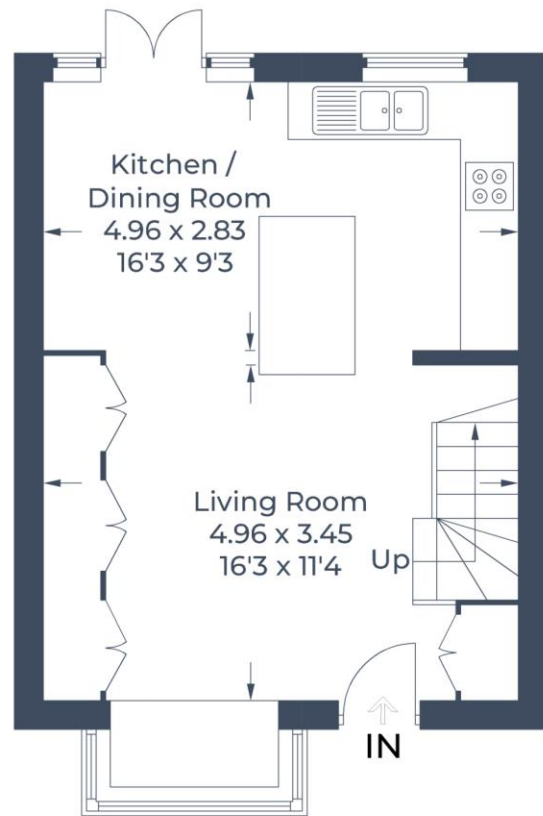
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.

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.

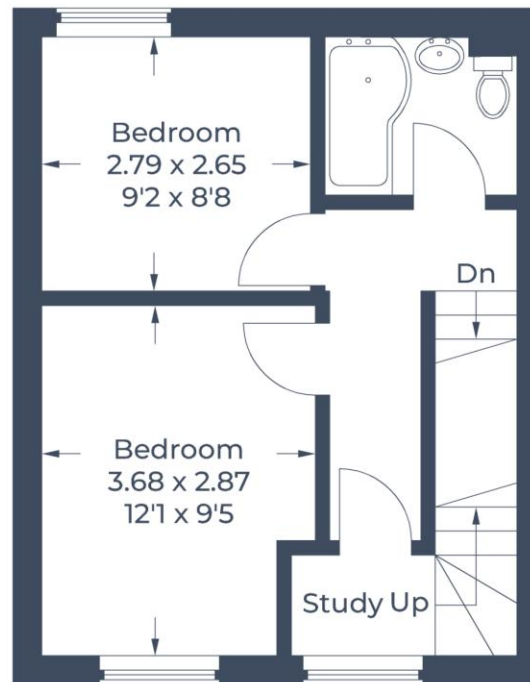
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

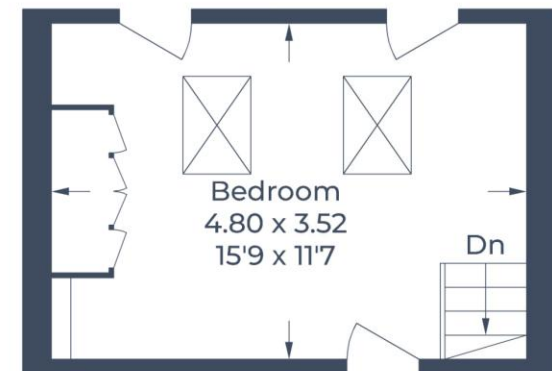
Approximate Gross Internal Area
Ground Floor = 33.8 sq m / 364 sq ft
First Floor = 31.9 sq m / 343 sq ft
Second Floor = 17.3 sq m / 186 sq ft
Total = 83.0 sq m / 893 sq ft



Ground Floor



First Floor



Second Floor