



10 PORTLAND CRESCENT, MARLOW
PRICE: £1,100,000 FREEHOLD

am ANDREW
MILSOM

**10 PORTLAND CRESCENT
MARLOW
BUCKS SL7 2FQ**

PRICE: £1,100,000 FREEHOLD

Set in an exclusive tucked away location within a minutes' walk of Marlow High Street, a superbly appointed three bedroom Victorian style end townhouse, equipped to the highest standard and highly recommended for an inspection.

PRIVATE LOW MAINTENANCE REAR GARDEN: THREE GOOD SIZE BEDROOMS: ONE WITH EN SUITE SHOWER ROOM: BATHROOM: ENTRANCE HALL: CLOAKROOM: LOVELY LIVING ROOM: SUPERB KITCHEN/DINING ROOM: GAS CENTRAL HEATING: TILED FLOORING TO THE GROUND FLOOR: DOUBLE GLAZING: TWO PARKING SPACES: NO ONWARD CHAIN.

TO BE SOLD: Built in 2018 as part of the popular Crest Nicolson development occupying a prime town centre position, a stylish three bedroom end townhouse offering well planned and fitted accommodation with well-proportioned and particularly light rooms. This fine home is just a short stroll of Marlow High Street and The Thames. 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:

Part glazed front door to

ENTRANCE HALL tiled floor, covered radiator and stairs to First Floor with cupboard under.

CLOAKROOM white suite of wash basin, w.c., tiled floor and walls, extractor fan.



LIVING ROOM a front aspect room with double glazed bay window, tv aerial point, radiator.



KITCHEN/DINING ROOM comprehensive range of stylish Shaker style wall and base units with Quartz working surfaces, inset sink, ceramic hob with extractor fan over and two ovens below, integrated microwave, wine cooler, full height fridge and freezer, dishwasher, carousel corner cupboards, rear aspect double glazed window and doors to garden with fitted shutters, vertical radiator, tiled floor.



FIRST FLOOR LANDING radiator, **utility cupboard** with space and plumbing for washing machine, central heating boiler, access the large loft space that could be adapted to create additional accommodation (subject to planning consent).



BEDROOM ONE a front aspect room with double glazed windows, radiators, air condition unit, recessed fitted wardrobe. Door to:



EN SUITE SHOWER ROOM with double sized tiled and glazed shower, vanity wash hand basin, low level wc, heated towel rail, double glazed frosted window, tiled floor.



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

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



BATHROOM white suite of panel bath with shower attachment, glazed screen, wash basin with vanity drawers, low level w.c., tiled walls and floor, heated towel rail, extractor fan.

OUTSIDE

TO THE FRONT There is allocated parking for two cars.



THE REAR GARDEN To the rear is a private area of garden with paved patio and connecting pathways leading to the front and rear, lawned garden, flower and shrub borders, panelled fence surround and garden shed.

MAINTENANCE CHARGE: There is an annual charge for the upkeep of communal areas. This includes gardening and lighting. Charge to be confirmed.

M48960126 **EPC BAND: B**
COUNCIL TAX BAND:

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

DIRECTIONS: using the postcode **SL7 2FQ** proceed into Portland Crescent where number 10 will be found on the left hand side.

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
Ground Floor = 54.9 sq m / 591 sq ft
First Floor = 53.4 sq m / 575 sq ft
Total = 108.3 sq m / 1,166 sq ft

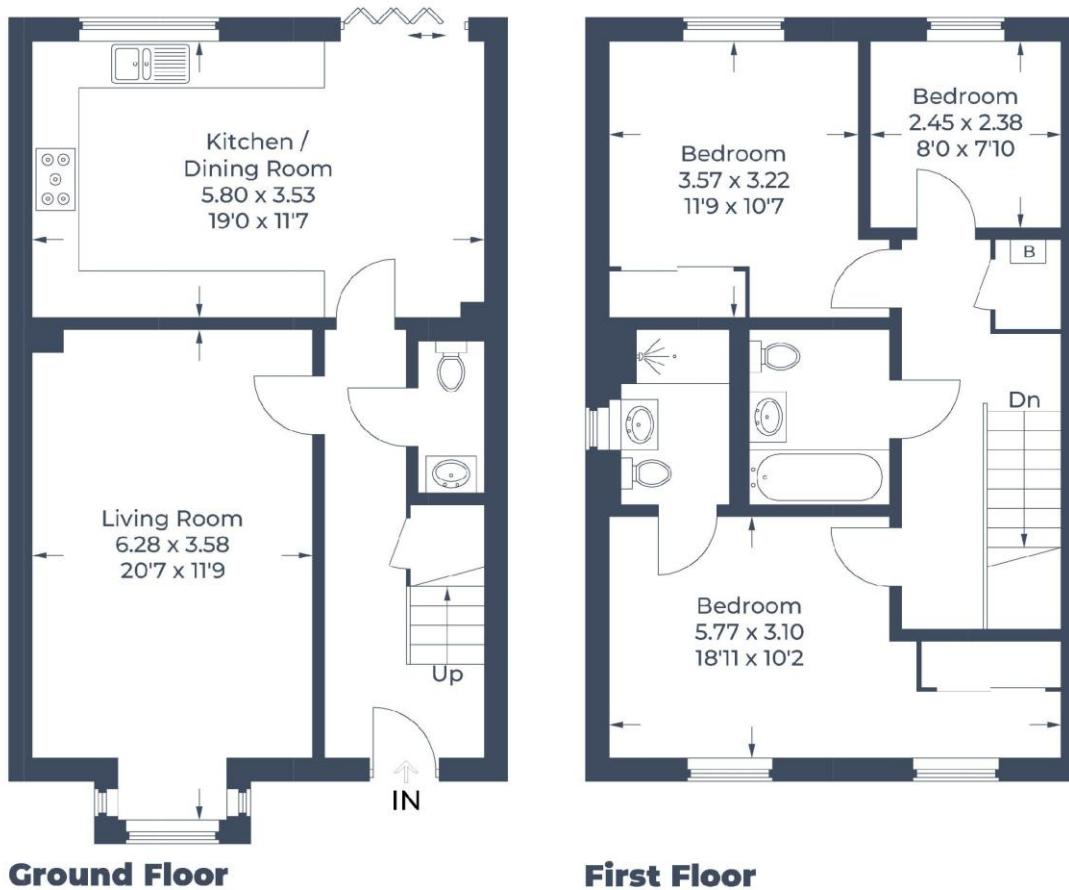


Illustration for identification purposes only,
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