



15 LABURNUM CLOSE, MARLOW
PRICE: £659,950 FREEHOLD

am ANDREW
MILSOM

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

PRICE: £659,950 FREEHOLD

A well planned and presented three bedroom mid terrace home which has been extended to the rear to provide an open plan kitchen/dining/living room overlooking the 50ft rear garden.

**50' PRIVATE REAR GARDEN:
THREE BEDROOMS: CLOAKROOM:
BATHROOM: SITTING ROOM:
OPEN PLAN KITCHEN/DINING/LIVING
ROOM: GAS CENTRAL HEATING:
DOUBLE GLAZING: PARKING FOR TWO
CARS**

TO BE SOLD: this surprisingly spacious three bedroom family home is situated on a popular cul de sac in an elevated position about a mile from Marlow town centre. The property underwent a thorough modernisation programme in 2020 and is highly recommended for an internal viewing. The well-proportioned spacious accommodation comprises of sitting room, cloakroom and superb open plan kitchen/dining/living space with underfloor heating, three bedrooms and refitted bathroom, private landscaped rear garden with brick built out building and vehicular access onto road behind and driveway parking for two cars. There are local shops within a short walk in Oaktree Road and Marlow High Street with its excellent range of shopping, sporting and social facilities. For young families the house is within the Holy Trinity/Sandygate School catchments and Great Marlow Secondary School and Sir William Borlase's Grammar Schools are both within

walking distance. Marlow also has a railway station with trains to London Paddington, via Maidenhead, with links to Crossrail one day. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:

Double glazed front door to **ENTRANCE HALL** stairs to First Floor Landing with storage under, radiator and laminate flooring.

CLOAKROOM part tiled walls, low lying w.c., wall mounted basin.



SITTING ROOM: double glazed window to front, radiator, coved ceilings, fireplace with inset wood burning stove, television aerial point.

KITCHEN/DINING/LIVING ROOM



Kitchen Area range of Shaker style wall and base units with composite work tops, electric John Lewis double oven, induction hob with extractor hood over, integrated microwave and dishwasher, stainless steel sink and drainer, part tiled walls, closet with space and plumbing for utilities and underfloor heating.



Living/Dining Area superb open plan space with retro style double glazed bifolding doors onto decking, underfloor heating, laminate flooring, double glazed roof lights, fitted storage cupboard, multi television aerial point.

FIRST FLOOR LANDING with access to well lit, boarded loft space with loft ladder, cupboard housing wall mounted gas central heating boiler.



BATHROOM comprising panel bath with mixer taps and wall mounted shower unit, pedestal basin and low lying w.c., frosted double glazed window, heated towel rail, part tiled walls and fully tiled floor.



BEDROOM ONE: 12'10 x 10'5 (3.91 x 3.17m) double glazed window to front, radiator.



BEDROOM TWO: 10'11 x 10'6 (3.33 x 3.20m) double glazed window to rear, radiator, television aerial point.

BEDROOM THREE: 8' x 7'4 (2.44 x 2.23m) double glazed window to front, radiator.

OUTSIDE

TO THE FRONT is a landscaped shingle driveway with off street parking for two cars.



TO THE REAR the garden measures approximately 50' (15.24m) in length and is mainly laid to lawn with decked terrace area to the rear of the property, fence panel surround with double gates providing access onto road to

rear and brick built outbuilding with power and light.

M40980126

EPC BAND: C

COUNCIL TAX BAND E

VIEWING: Please arrange to view with our **Marlow office** homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: Using the postcode **SL7 3LF**, 15 Laburnham Close is towards the end of the close on the left.

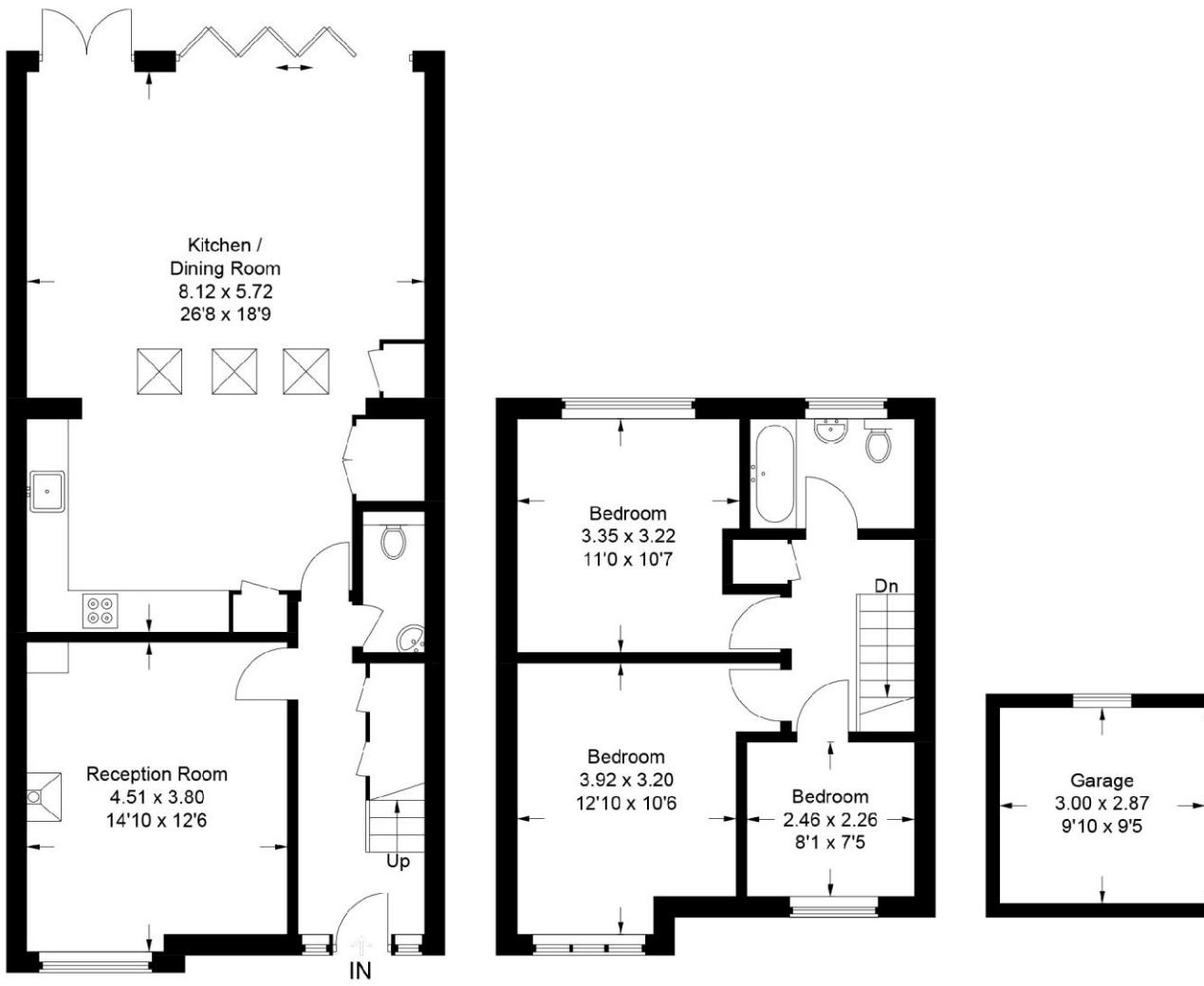
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.

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



Approximate Gross Internal Area
Ground Floor = 74.1 sq m / 798 sq ft
First Floor = 41.4 sq m / 446 sq ft
Garage = 8.5 sq m / 91 sq ft
Total = 124 sq m / 1,335 sq ft



Ground Floor

First Floor

(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.