



45 SHELLEY ROAD, MARLOW
PRICE: £495,000 FREEHOLD

am ANDREW
MILSOM

**45 SHELLEY ROAD
MARLOW
BUCKS SL7 1LZ**

PRICE: £495,000 FREEHOLD

This modern three bedroom end terrace home has been much improved and extended over recent years and enjoys a west facing garden, quietly tucked away at the end of the cul-de-sac.

FRONT AND REAR GARDENS: THREE BEDROOMS: BATHROOM: RECENTLY FITTED KITCHEN/DINING ROOM: SITTING ROOM: GAS CENTRAL HEATING: DOUBLE GLAZED.

TO BE SOLD: This well presented three bedroom end terrace home has been subject to many improvements over recent years and has been cleverly extended to create spacious and bright accommodation. The improvements include a newly fitted and stunning kitchen with underfloor heating and quality fitted appliances, landscaped front and rear gardens, Oak doors, chrome fittings and spotlighting, bi folding doors to garden from the living room, and refitted bathroom with separate walk in shower. There is parking for residents of the area and the property is located about one mile from Marlow town centre with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington via Maidenhead and for the commuter the M4 and M40 motorways are accessible via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation is set over two floors and comprises:

Stylish and replaced double glazed front door to

ENTRANCE HALL: tiled floor with underfloor heating, spotlights, tall radiator, smoke alarm, stairs to first floor and door to

CLOAKROOM: grey finish with low level W.C, vanity sink unit, chrome towel rail radiator, tiled floor with underfloor heating, tile splash backs, extractor, spotlights.



SUPERB REFITTED KITCHEN/ DINING ROOM: Stunning finish of grey suite comprising of a range of wall and base units,

integrated NEFF dishwasher, washing machine, four ring gas hob with stainless steel splash back, grill, oven and microwave, extractor, single stainless steel sink unit, Quooker tap, quartz work surfaces and breakfast bar, integrated drinks fridge, full length fridge and freezer, space for dining table, radiator, T.V point, tiled flooring with underfloor heating, fitted shutters, chrome sockets and USB ports, spotlights, under cabinet lighting.



SITTING ROOM: wooden flooring, bi-folding doors to rear garden, radiator, wall lights, T.V point, cupboard under stairs with space for dryer, Worcester boiler, shelving, lighting, fuse box, sockets.

FIRST FLOOR:

LANDING: with access to boarded loft with light, airing cupboard housing hot water tank with separate cupboard to side, spotlights.



BEDROOM ONE: 14' x 9'3 (4.27 x 2.82m) built in wardrobe with mirror, radiator, telephone point, television point.



BEDROOM TWO: 11'8 x 9'7 (3.56 x 2.93m) with rear aspect, television point, wooden flooring, spotlights, radiator.

BEDROOM THREE: 8'8 x 7'11 (2.66 x 2.43) with rear aspect, wooden floor, spotlights, T.V point, radiator.



BATHROOM: modern and approximately three year old suite of tile panel enclosed bath, with shower attachment, separate fully tiled walk in shower with overhead rose and shower attachment, recess shelving, low level W.C, vanity sink unit, chrome towel rail radiator, extractor fan, spotlights, tiled floor with underfloor heating.

OUTSIDE:

TO THE FRONT: recently landscaped with paved pathway leading to front door and rear garden, rest laid to lawn and bedding, tap.



THE REAR GARDEN: approx. 30' with paved patio and pathway leading to **TIMBER BUILT OFFICE** approx. 12'2 x 4'10 with lighting,

double glazing, broadband point, electricity, rest laid to lawn and panel fence surround, separate shed, side access, outside lighting.

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EPC BAND: TBC

DIRECTIONS: From our Marlow High Street office proceed to the top of the high street and turn right at the obelisk roundabout. Proceed over the next mini roundabout along the Little Marlow Road and after approximately one mile turn right at the next roundabout into Wiltshire Road. Continue through the width restriction and take the next right into Gunthorpe Road where Shelley Close will be found the third turning on the right. Number 45 is at the end of the cul-de-sac.

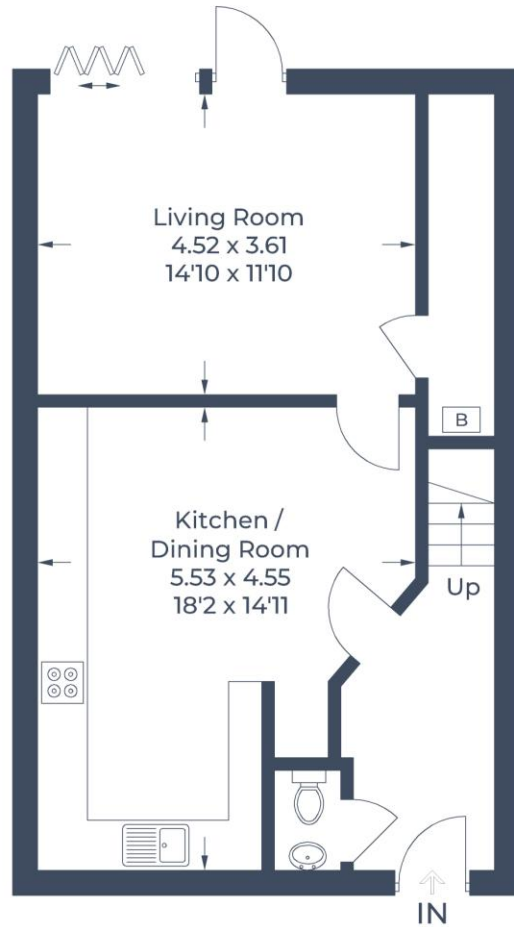
VIEWING: To avoid disappointment, please arrange to view with our **MARLOW OFFICE ON 01628 890707**. We shall be pleased to accompany you upon your inspection.

MONEY LAUNDERING REGULATIONS:

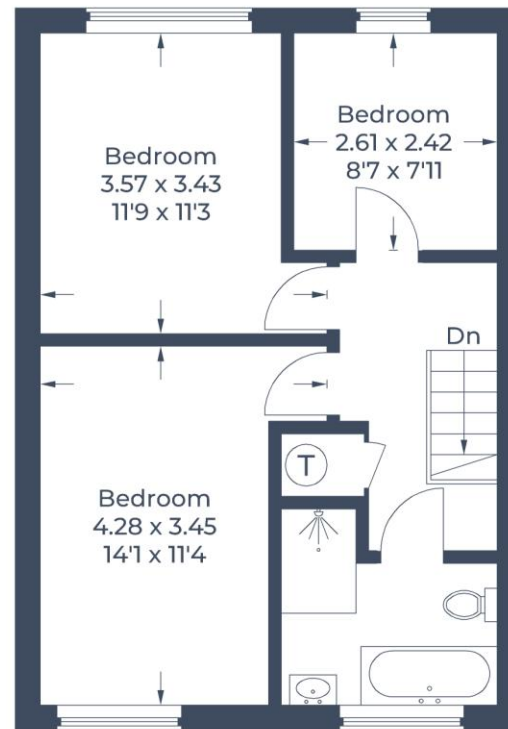
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 and furnishings.

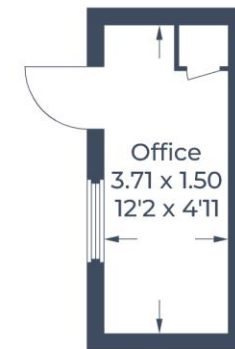
Approximate Gross Internal Area
Ground Floor = 51.7 sq m / 556 sq ft
First Floor = 44.3 sq m / 477 sq ft
Office = 5.5 sq m / 59 sq ft
Total = 101.5 sq m / 1,092 sq ft



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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