



31 GOLDEN BALL LANE, PINKNEYS GREEN
PRICE: £525,000 FREEHOLD

am ANDREW
MILSOM

**31 GOLDEN BALL LANE
PINKNEYS GREEN
BERKSHIRE SL6 6NW**

PRICE: £525,000 FREEHOLD

In a popular and picturesque semi-rural location bordering National Trust land, a delightful three bedroom Victorian cottage with tastefully modernised and presented accommodation.

**ATTRACTIVE 40FT REAR GARDEN:
THREE BEDROOMS: ENSUITE
CLOAKROOM: REFITTED BATHROOM:
LIVING & DINING ROOM WITH
FIREPLACES: FITTED KITCHEN:
GAS CENTRAL HEATING: DOUBLE
GLAZING: PARKING TO FRONT:
GARDEN OFFICE.**

TO BE SOLD: situated in a delightful semi-rural location within a convenient drive of the M4 and M40 motorways, a modernised and tastefully presented mid terrace Victorian cottage which boasts a wealth of charm and character. Features include a living and dining room with fireplaces, a modern fitted kitchen and a refitted bathroom, driveway parking to the front and a pleasant 40ft rear garden with home studio. Golden Ball Lane is adjacent to National Trust land and there are several gastro pubs close by whilst there is excellent motorway access with the A404 Marlow Bypass within a short drive connecting to the M4 and M40. Maidenhead, Marlow & Cookham offer a comprehensive range of shopping and leisure facilities and there is also the Elizabeth Line which is served by Maidenhead train station. The accommodation comprises:



LIVING ROOM with stain glass double glazed front door, double glazed bay window with plantation shutters, wooden floor, cast iron open fireplace with stone hearth, inset tiling, shelved recesses, encased radiator, stairs to First Floor, coved ceiling, ceiling rose and opening to



DINING ROOM with coved ceiling, ceiling rose, wooden floor, under stairs cupboard with electric meter, encased radiator, fireplace with oak beam, wood burning stove and stone hearth, double glazed window overlooking rear garden and opening to

FITTED KITCHEN with range of white gloss wall and base units with Corian working surfaces, inset sink, wooden floor, two double glazed doors to the garden, Worcester gas fired combination boiler, Range style Belling five ring hob with double oven under, stainless steel back plate, spot lighting, space for fridge freezer, space and plumbing for dishwasher and washing machine, radiator.

FIRST FLOOR LANDING stairs to Second Floor, radiator, spot lighting and door to

BEDROOM ONE wooden floor, double glazed bay window with plantation shutters, spot lighting, radiator, cast iron fireplace with quarry tiled hearth and door to



ENSUITE CLOAKROOM with low level w.c., pedestal basin, tiled splash backs, heated towel rail, spot lighting, extractor fan.

BEDROOM TWO with radiator, double glazed window with plantation shutters and view to rear garden, wooden floor.



BATHROOM recently re-fitted with stylish roll top bath, shower attachment, shower screen, w.c., tiled walls, wash basin in vanity unit, view



over garden, spot lighting, heated towel rail.

SECOND FLOOR LANDING with Velux roof light, storage cupboards and door to

BEDROOM THREE deep recess with hanging rails, radiator, spotlights, exposed brick walls and Velux roof light.

TO THE FRONT is a paved **PARKING SPACE**



for one car with steps to front door.

THE REAR GARDEN includes a paved patio to rear and side with outside tap, log store and a good sized lawn area. The rear garden measures approximately 40' (12.19m) in depth plus the Studio.



DETACHED STUDIO with double doors, light and power ideal as home office etc.

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

DIRECTIONS the postcode **SL6 6NW** will take you



the terrace where No 31 will be found

M27880825

EPC BAND: E

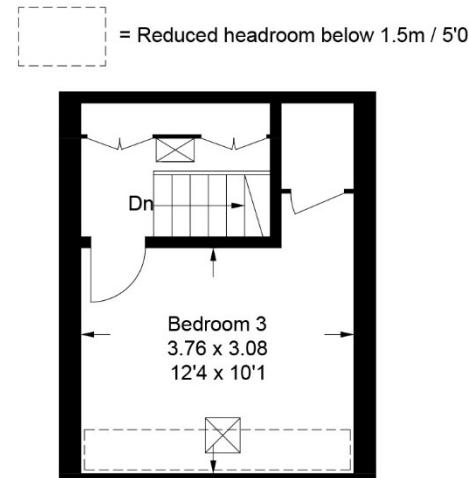
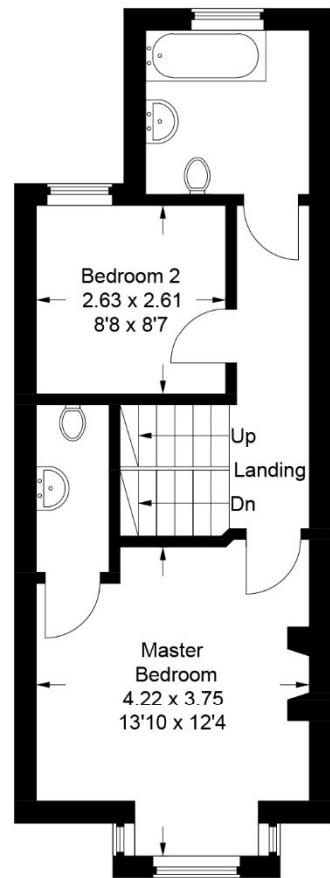
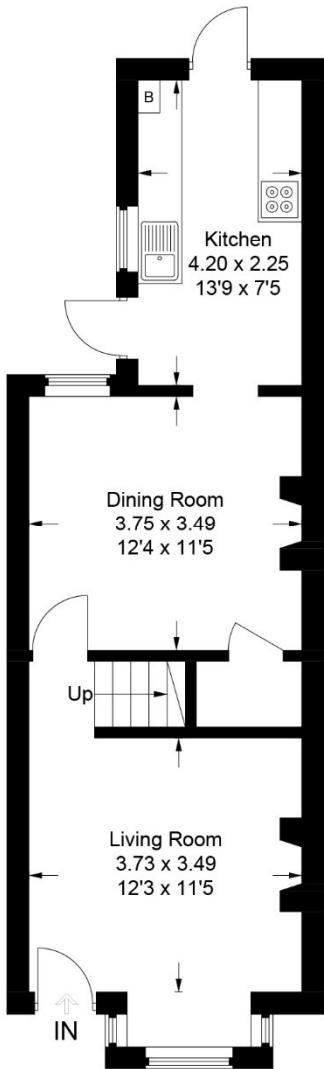
MONEY LAUNDERING REGULATIONS:

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.

NB. 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 = 42.2 sq m / 454 sq ft
First Floor = 37.4 sq m / 402 sq ft
Second Floor = 19.1 sq m / 205 sq ft
Total = 98.7 sq m / 1,061 sq ft



Ground Floor

First Floor

Second Floor

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.