



HUNT & NASH

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19 Rookery Court, Marlow Buckinghamshire SL7 3HR

END OF TERRACE THREE STOREY TOWNHOUSE
THREE BEDROOMS: FAMILY BATHROOM: GROUND FLOOR CLOAKROOM
SPACIOUS SITTING ROOM WITH DINING AREA AND SEPARATE KITCHEN
UTILITY ROOM: GARDEN ROOM/ACCASIONAL FOURTH BEDROOM
ENCLOSED PAVED REAR GARDEN: PARKING & DRIVEWAY
CONVENIENT LOCATION: POPULAR DEVELOPMENT
COUNCIL TAX BAND E: EPC RATING E



Conveniently located within a short distance of Marlow town centre, and in the heart of this ever so popular development, is this three storey, three bedroom townhouse offering a wonderful opportunity to create a lovely family home.

On the ground floor there is a cloakroom, a utility room and a garden room, that can also be used as an occasional fourth bedroom, with patio doors out to the garden. There is also access to the garden from the utility room and from the entrance hall there is a door into the garage.

The stairs to the first floor lead to a spacious living room with a large front aspect window allowing plenty of natural light to fill the room with a separate dining area adjacent to the kitchen. The kitchen is fitted with a range of matching wall and base units above and below fitted worktops.

The three second floor bedrooms afford some lovely views and are complemented by a family bathroom and fitted wardrobes in each room.

The rear garden is paved for low maintenance with a brick built storage 'shed'. As this property benefits from being at the end of the terrace it has a side access gate and a slightly wider garden than neighbouring properties.

To the front of the property is a driveway for two cars leading to an integral single garage.

Marlow town centre has an excellent range of shopping, sporting and social facilities. There are a number of excellent schools in the area as well as a railway line linking Marlow to the Elizabeth Line at Maidenhead with an efficient, swift service from there into London Paddington and beyond.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

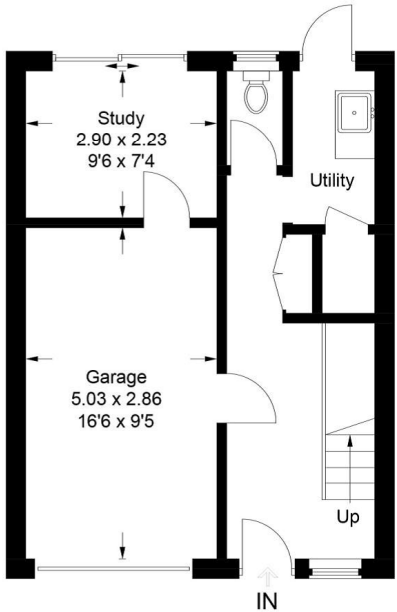
GUIDE PRICE . . . £600,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

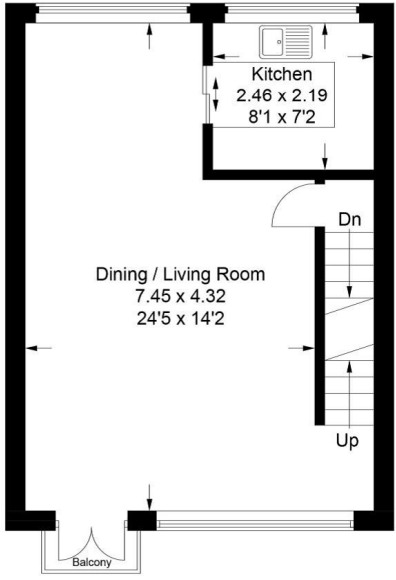
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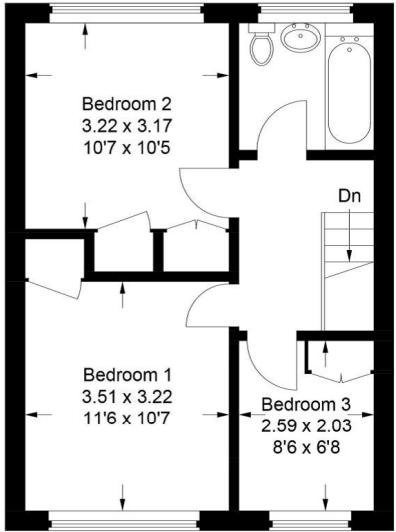
Approximate Gross Internal Area
 Ground Floor = 40.0 sq m / 430 sq ft
 First Floor = 39.6 sq m / 426 sq ft
 Second Floor = 39.5 sq m / 425 sq ft
 Total = 119.1 sq m / 1,281 sq ft



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.



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