



17 BEAUMONT RISE, MARLOW
PRICE: £950,000 FREEHOLD

am ANDREW
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**17 BEAUMONT RISE
MARLOW
BUCKS SL7 1EF**

PRICE: £950,000 FREEHOLD

This lovely Victorian terraced cottage has been cleverly extended to create deceptively spacious and well presented accommodation in one the prettiest streets in the town centre.

**90' GARDEN: THREE BEDROOMS:
BATHROOM: CLOAKROOM:
RECEPTION HALL: SITTING ROOM:
DINING ROOM: KITCHEN:
GAS CENTRAL HEATING:
SOME DOUBLE GLAZING: SUMMER
HOUSE: GARDEN STORE.**

TO BE SOLD: this lovely Victorian terrace cottage has been cleverly extended to create deceptively spacious accommodation of which an internal inspection is strongly recommended. Beaumont Rise is one of the prettiest of town centre streets within a short level walk of the town centre and an excellent range of shopping, sporting and social facilities as well as the railway station with train service to Paddington and Elizabeth line, via Maidenhead. The cottage is within the Holy Trinity/Sandygate School catchments and within walking distance of both Borlase and Great Marlow Schools. The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. 17 Beaumont Rise has been tastefully redecorated and retains much of the original charm and character with the accommodation is arranged on three floors as follows:

Part Glazed front door to



RECEPTION HALL: with radiator, attractive bay window to the front, stripped flooring, inset ceiling lighting, cloaks cupboard, stairs to first floor.

CLOAKROOM with low level w.c., radiator, circular wash basin on granite vanity surface with cupboard under, stripped flooring, extractor fan.



SITTING ROOM: with two radiators in covers, excellent range of fitted book/display shelves and fitted cupboards, two wall light points, attractive fire place with granite hearth and wood mantle, stripped flooring, inset lighting, glazed double doors to



DINING ROOM: with part vaulted ceilings with three Velux roof lights, tiled flooring with under floor heating as well as radiator, excellent range of fitted cupboards, inset lighting, four wall light points, tall fitted cupboard, opening to and servery from



KITCHEN: again with vaulted ceiling with Velux roof lights, tiled flooring with under floor heating, excellent range of granite work surfaces with painted wood fronted drawers and cupboards under and over, utility cupboard with plumbing for washing machine and vent for tumble dryer, Britannia Range style oven with 5 gas hobs and a stainless steel cooker hood over, space for large fridge/freezer, double glazed double doors opening to patio and garden, television aerial point, telephone point, inset lighting.

FIRST FLOOR

LANDING with radiator, doors to, stairs to Second Floor with further radiator and cupboard under.



BEDROOM TWO: with radiator, built in double wardrobe.

BEDROOM THREE: with dimmer light switch, radiator, fire place, inset lighting, fitted shelves.



BATHROOM with panel enclosed bath with shower attachment, low level w.c., airing cupboard housing the pre-lagged hot water tank as well as the wall mounted Potterton gas fired central heating boiler, shower cubicle with

power shower, pedestal wash basin, towel rail radiator, slate tiled flooring, electric shaver point, window and extractor fan.

SECOND FLOOR:The stairs case opens to



BEDROOM ONE: a lovely room with sloping ceilings and dormer windows with shutter style blinds as fitted affording a fine outlook across the town, built in eaves, storage and wardrobe cupboards, display shelves, television aerial point, inset lighting.

OUTSIDE

To the **FRONT** there is a small walled garden with crushed slate and a path to the front door.



To the **REAR** the gardens are a particular feature of the property comprising a paved patio with loggia with Wisteria and rose, water point and outside light. The patio leads on to an extensive lawn with trees and shrubs leading to the end where there is gravel area in front of the

SUMMER HOUSE about 9'6 x 9'6 (2.89m) with veranda and the useful timber **GARDEN STORE** to the end. The rear garden has a depth of about 90' (27.43m) by a width of about 12' (3.65m) and there is rear pedestrian access via the arch between numbers 13 and 15.

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EPC BAND: D

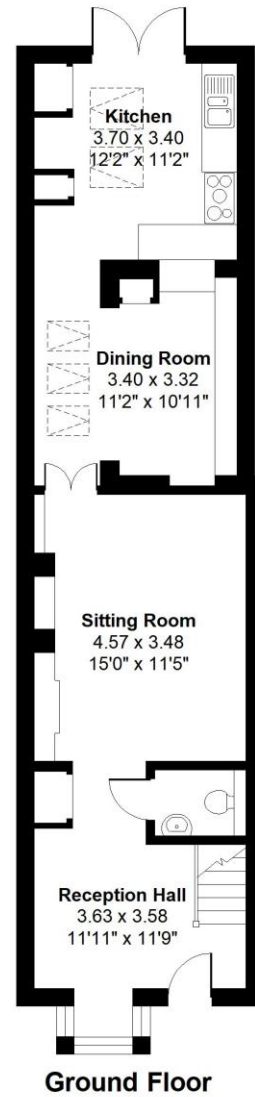
DIRECTIONS: walking from our Marlow office, turn left into Institute Road which becomes Beaumont Rise, a one way street in the opposite direction. 17 will be seen on the left hand side towards the end.

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.

NOT TO SCALE

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Approximate Floor Area
House 113 sq m - 1216 sq ft
Outbuilding 11 sq m - 118 sq ft
Total 124 sq m - 1334 sq ft
(Gross Internal)

