



**SMITHS COTTAGE, UNDER THE WOOD, BISHAM
OFFERS IN EXCESS OF £450,000 FREEHOLD**

am ANDREW
MILSOM

**SMITHS COTTAGE
45 UNDER THE WOOD
BISHAM
MARLOW
BUCKS SL7 1RX**

OFFERS IN EXCESS OF £450,000

A pretty Grade II listed double fronted period home in a tucked away semi rural location with easy access to the A404 and offering accommodation now in need of some updating.

**LARGE GARDENS: THREE BEDROOMS:
SHOWER ROOM: BATHROOM:
TWO RECEPTION ROOMS: KITCHEN:
OIL CENTRAL HEATING:
SECONDARY GLAZING: POTTING SHED:
35 FT TIMBER WORKSHOP:
DETACHED GARAGE: AMPLE PARKING.
NO ONWARD CHAIN.**

TO BE SOLD: this attractive mid terrace period home has retained many of its original features but is now in need of some general updating. The property occupies a pleasant location bordering Bisham Woods through which many interesting walks and rides can be enjoyed and is located within half a mile of Bisham Village with its National sports centre, Anglican Church, Primary School and pubs/restaurants. The cottage is set in delightful gardens and includes a brick potting shed, detached garage and a large workshop. This superb double fronted home is being sold with no onward chain. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:



DINING ROOM front door, stairs to First Floor, radiator, secondary glazed window, brick fireplace, door to Kitchen, useful storage cupboard, part panelled walls, door to:



SITTING ROOM double aspect with secondary glazed windows, brick fireplace, quarry tiled hearth.

KITCHEN range of wall and base units, working surface, single drainer stainless steel sink unit, space and plumbing for washing machine, space for oven and fridge, radiator, tiled floor and walls, cooker hood, door to Garden and door to:



INNER LOBBY tiled floor, cupboard housing oil fired boiler.

BATHROOM suite of panelled bath, Triton Mira shower unit, low level w.c., pedestal basin, radiator, half tiled walls, extractor fan.

FIRST FLOOR

SPLIT LANDING



BEDROOM ONE secondary glazed window, radiator.



BEDROOM TWO sealed fireplace, radiator, secondary glazed window.



BEDROOM THREE/STUDY radiator, view over rear garden and door to

SHOWER ROOM suite of shower cubicle with Mira shower unit, pedestal basin, low level w.c., heated towel rail with inset radiator.

OUTSIDE

THE FRONT GARDEN includes a large lawn area, a stone pathway to the front door, picket fencing, mature hedgerow and a variety of flower and shrubs.



THE REAR GARDEN is a feature, being of a good size with a sun trap patio, steps up to a lawn area with wrought iron railings, stone pathway, steps with a handrail to a raised area of garden which sweeps round to the **CAR PARKING AREA** for the cottages. 45 Under the Wood owns the area of land which borders the car park as indicated by the plan. The Outbuildings include a brick potting shed, a **DETACHED GARAGE** and a detached timber work shop previously used for upholstery and which is in need of repair/replacement.

M48670625 EPC BAND: E
COUNCIL TAX BAND: E

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: use the postcode **SL7 1RX** and drive into Under the Wood where Smiths Cottage, number 45, can be found on the right. Proceed past the cottage turning right into the gravelled parking area for the cottages and park at the top on the right.

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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.

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.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area
 Ground Floor = 53.1 sq m / 571 sq ft
 First Floor = 42.0 sq m / 452 sq ft
 Outbuildings = 44.7 sq m / 481 sq ft
 Total = 139.8 sq m / 1,504 sq ft

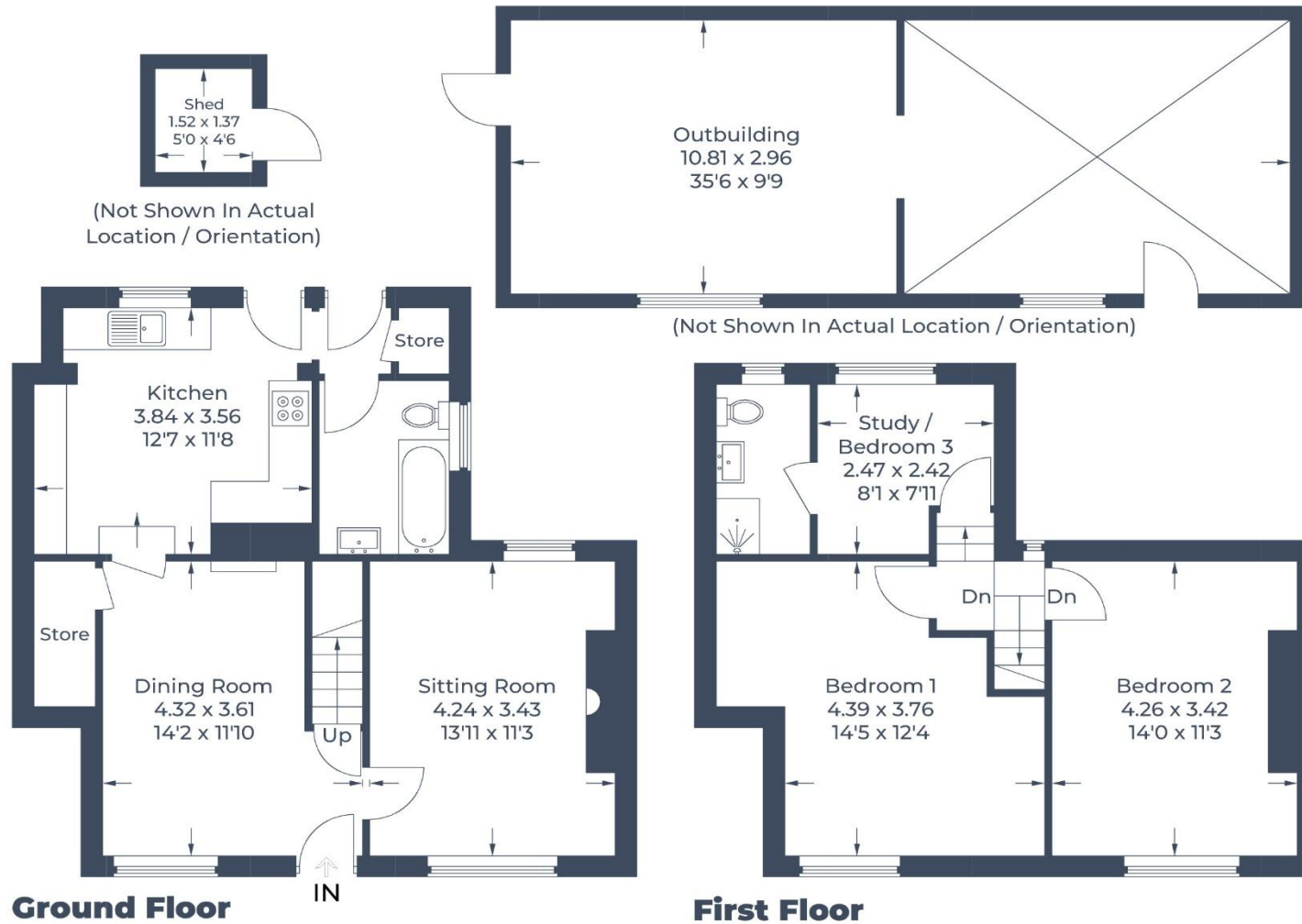


Illustration for identification purposes only,
 measurements are approximate, not to scale.