



52 SPRING GARDENS, MARLOW
PRICE: £585,000 FREEHOLD

am ANDREW
MILSON

**52 SPRING GARDENS
MARLOW
BUCKS, SL7 3HS**

PRICE: £585,000 FREEHOLD

Situated within a short walk of Marlow High Street in a popular residential area, this well presented three bedroom mid terrace town house has been extended to create excellent ground floor accommodation.

**WEST FACING REAR GARDEN:
THREE BEDROOMS: BATHROOM:
GROUND FLOOR SHOWER ROOM:
SITTING ROOM: DINING ROOM:
KITCHEN/BREAKFAST ROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZING: SINGLE GARAGE:
OFF ROAD PARKING FOR TWO CARS.**

TO BE SOLD: this well presented and planned three bedroom mid terrace town house has been extended to the ground floor with patio doors overlooking its impressive west facing rear garden beyond which is a garage and two parking spaces. Set in attractive gardens with an open green to the front, the property provides extended accommodation and is well placed for easy access to Marlow High Street via traffic tree Trinity Road and is located in Trinity and Sandygate School catchments. 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:

COVERED ENTRANCE with front door to **ENTRANCE HALL** radiator, stairs to First Floor, wall thermostat and casement doors to



SITTING ROOM double glazed and tiled bay window, fireplace with recess for logs, quarry tiled hearth, under stairs storage cupboard, opening to kitchen and wide opening to



DINING ROOM radiator and opening to

REAR HALL tiled floor, double glazed door to outside and door to

SHOWER ROOM white suite of low level w.c., wash basin, Aqualisa shower unit, tiled wall surrounds, heated towel rail.



KITCHEN/BREAKFAST ROOM

KITCHEN - contemporary range of wall and base units with beech style working surfaces, one and a half sinks with single drainer and mixer tap, fitted four ring electric hob with double oven under and cooker hood above, plumbing for slim line dishwasher and washing machine, space for fridge, vinyl floor and archway to



BREAKFAST AREA - double glazed sliding patio doors, space for table and vinyl floor.

FIRST FLOOR LANDING loft access, gas boiler.



BEDROOM ONE radiator, fitted wardrobes.



BEDROOM TWO radiator, double glazed window overlooking rear garden, shelved linen cupboard.

BEDROOM THREE/STUDY radiator, cupboard.

BATHROOM white suite of panel bath, shower screen, thermostatically controlled shower unit, tiled wall surrounds, wash basin with vanity cupboards, low level w.c. with concealed cistern, cupboards to side, heated towel rail, tiled walls, vinyl floor.



OUTSIDE

TO THE FRONT the property is approached over a flagstone pathway with a lawn area to side with central circular patio.



THE REAR GARDEN has a wide flagstone patio with outside light, water tap and stepping stones leading to the gated rear access onto Spring Gardens. There is a good sized lawn with panel fencing, climbing roses. **SINGLE GARAGE** up and over door, light and power. There is off road **PARKING FOR TWO CARS** with frontage to Spring Gardens.



M25380925 EPC BAND: C
COUNCIL TAX BAND: D

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

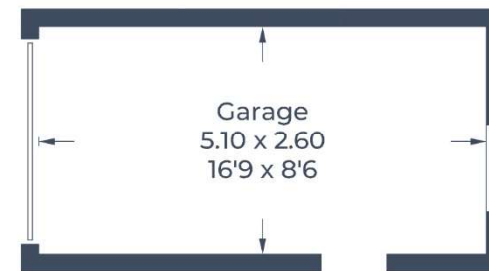
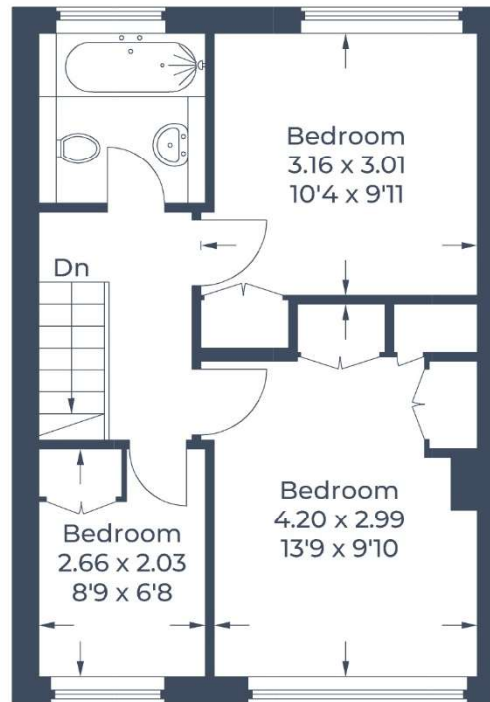
DIRECTIONS: using **SL7 3HS**, No 52 will be found at the Wethered Road end of Spring Gardens and is accessed at the front via the central Green

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.

DRAFT DETAILS - AWAITING CLIENTS PPROVAL

Approximate Gross Internal Area
 Ground Floor = 48.1 sq m / 518 sq ft
 First Floor = 36.7 sq m / 395 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 98.1 sq m / 1,056 sq ft



(Not Shown In Actual Location / Orientation)

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