

36 CROWN ROAD, MARLOW
PRICE: £595,000 FREEHOLD

ANDREW MILSOM

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MARLOW
BUCKS SL7 2QG

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Situated within a short walk of Marlow High Street and with views over Riley Park, a recently refurbished two bedroom Victorian home providing stylish and cleverly modelled living accommodation offered for sale with no onward chain.

PRIVATE REAR GARDEN: TWO BEDROOMS: NEWLY FITTED FIRST FLOOR BATHROOM: SITTING ROOM WITH ATTRACTIVE CAST IRON FIREPLACE: DINING ROOM: NEWLY FITTED KITCHEN/BREAKFAST ROOM: NEW HEATING SYSTEM & RECENTLY REWIRED:
NEW DOUBLE GLAZED SASH WINDOWS:
SINGLE PARKING SPACE:
PERMIT PARKING AVAILABLE.

TO BE SOLD: this attractive mid terrace Victorian cottage occupies a particularly convenient location within a short walk of Marlow High Street. The current owner has remodelled and considerably improved this lovely home over recent times which can only be appreciated by an internal inspection. 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 front door to



SITTING ROOM a front aspect room with double glazed sash window, Victorian style radiator, cast iron fireplace, stairs to first floor and door to:



DINING ROOM a rear aspect room with double glazed sash window, vertical radiator, wide opening to:



KITCHEN/BREAKFAST ROOM:
Refitted with a range of Shaker style units, marble work surfaces with inset sink, induction hob with extractor fan over and oven below, integrated slimline dishwasher, fridge/freezer, double glazed windows, doors to rear garden and side, tiled floor, space for breakfast table.

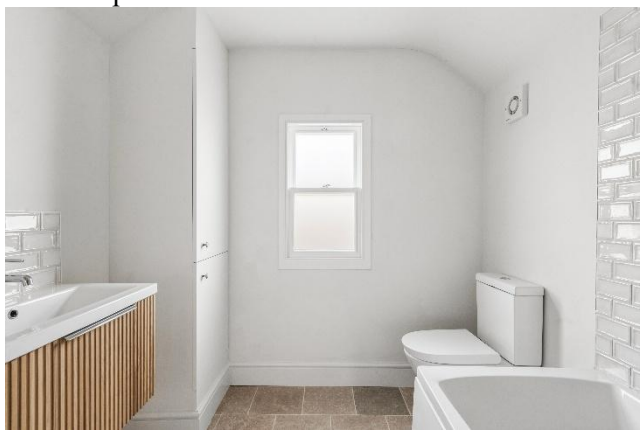
FIRST FLOOR LANDING



BEDROOM ONE front aspect double glazed sash window providing views over Riley Park, storage cupboard, Victorian style radiator.



BEDROOM TWO a rear aspect room with double glazed sash window, Victorian style radiator, exposed brick fireplace.



BATHROOM refitted white suite comprising an enclosed panel bath with shower over, vanity wash basin, low level wc, concealed central heating boiler, heated towel rail, double glazed frosted window, tiled floor.

OUTSIDE



THE REAR GARDEN measures approximately 30 ft with herringbone paved patio and cobbled pathway to the rear gate. There is also a useful summerhouse/store.



SINGLE PARKING SPACE accessed from Klondyke.

M47900824 EPC BAND:
COUNCIL TAX BAND: D

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

DIRECTIONS: using the post code **SL7 2QG,** Crown Road is best accessed by foot from Marlow High Street or by car from Cambridge Road where parking is available at the rear of the property in Klondyke.

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, 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 = 41.3 sq m / 444 sq ft
First Floor = 33.7 sq m / 363 sq ft
Summer House = 3.9 sq m / 42 sq ft
Total = 78.9 sq m / 849 sq ft

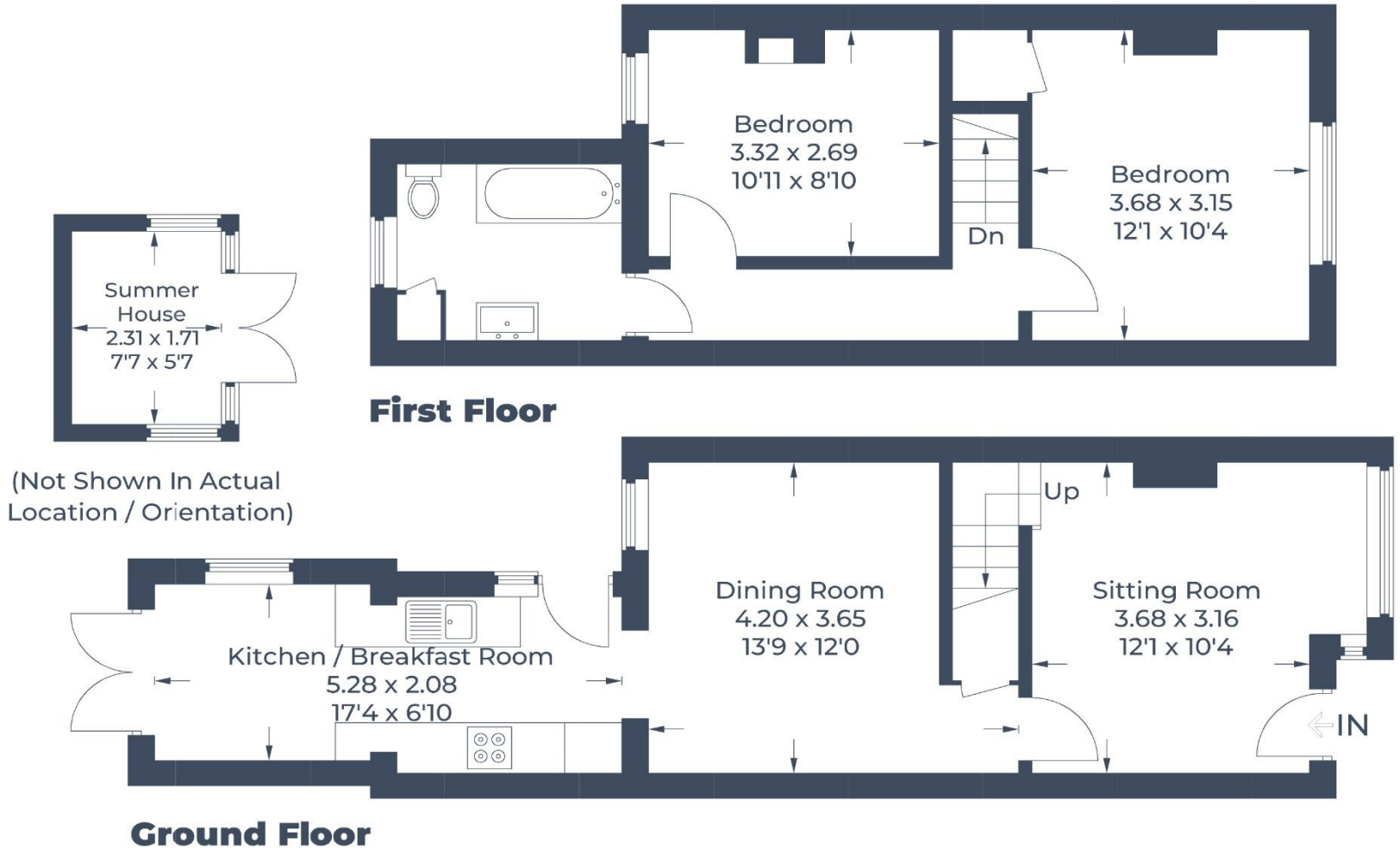


Illustration for identification purposes only,
measurements are approximate, not to scale.
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