



4 MANOR COURT, MARLOW
PRICE: £300,000 FREEHOLD

am ANDREW
MILSON

**4 MANOR COURT
BERWICK ROAD
MARLOW
BUCKS SL7 3XB**

PRICE: £300,000 FREEHOLD

This well presented terraced house offers easy to manage accommodation tucked away in a quiet position yet within level walking distance of the town centre.

**PRIVATE GARDEN:
DOUBLE BEDROOM: BATHROOM:
LIVING ROOM:
KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING: PARKING SPACE.**

TO BE SOLD: this attractive terraced house is an ideal first, lock up and leave or investment home situated in a convenient cul de sac setting. Berwick Road leads to open countryside and a number of lovely walks across surrounding Chiltern countryside yet the town centre is about two thirds of a mile level walking distance with an excellent range of shopping, sporting and social facilities. Marlow has a railway station with train service to Paddington, via Maidenhead, which connects to the Elizabeth Line and the M4 and M40 motorways are readily accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

The accommodation is arranged over two floors as follows:

ENTRANCE PORCH with front door to



LIVING ROOM: front aspect bay window overlooking the front garden, radiator, stairs to First Floor, wooden flooring, door to



KITCHEN: refitted with laminated work surface with single drainer sink unit with drawers and cupboards under, tiled splash backs, range of AEG appliances including the four plate gas hob with oven under, integrated washing machine/dryer, integrated dishwasher and integrated fridge and freezer. There is also an integrated cooker hood and ample wall cupboards, Baxi wall mounted central heating boiler, tiled flooring, radiator.

FIRST FLOOR

LANDING with access to loft.



BEDROOM front aspect double glazed window, double wardrobe, further built in bulk head cupboard, radiator.



BATHROOM with panel enclosed bath with shower over, pedestal wash basin, low level w.c., tiled flooring, radiator.



OUTSIDE

There is one allocated **parking space** and a private area of garden with paved seating area.

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EPC BAND: C

VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow office turn right at the top of the High Street into Spittal Street and then left at the mini roundabout into Dean Street. Fork third left into Berwick Road where the turning to Manor Court will be seen after a couple of hundred yards on the left hand side.

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.

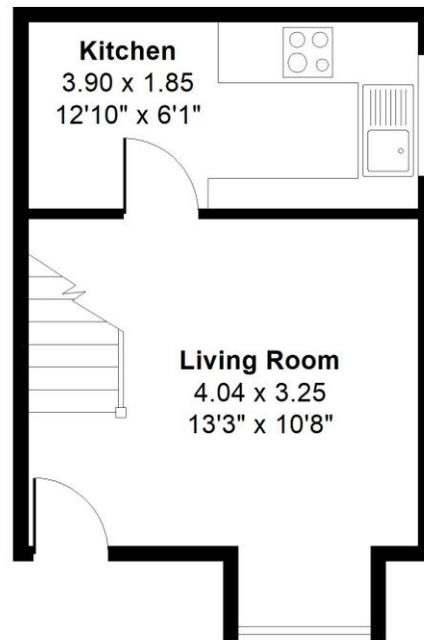
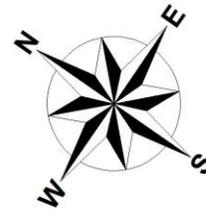
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

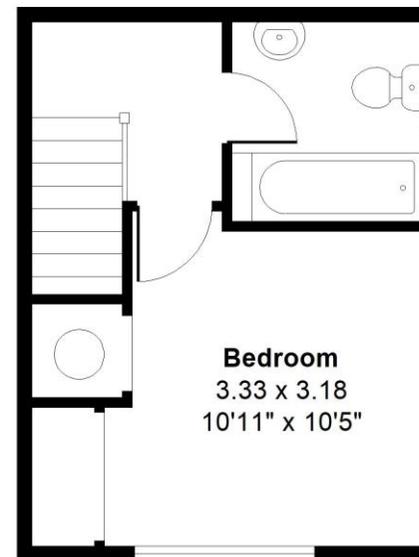
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

NOT TO SCALE

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Ground Floor
Approx 21.34 sq m - 230 sq ft
(Gross Internal)



First Floor
Approx 20.26 sq m - 218 sq ft
(Gross Internal)