



32 SEYMOUR COURT ROAD, MARLOW
PRICE: £545,000 FREEHOLD



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MARLOW
BUCKS SL7 3AY**

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This extended three bedroom semi-detached home is located within an easy level walk of Marlow town centre and has plenty of off road parking as well as a good sized rear garden.

60' REAR GARDEN WITH PATIO:

THREE BEDROOMS:

FIRST FLOOR BATHROOM:

UTILITY/CLOAKROOM:

SITTING ROOM WITH FIREPLACE:

20FT KITCHEN/DINING ROOM:

GAS CENTRAL HEATING:

DOUBLE GLAZING:

PARKING FOR SEVERAL CARS.

NO ONWARD CHAIN.

TO BE SOLD: this attractive three bedroom semi-detached home has been extended to the rear to provide surprisingly spacious accommodation. The property has a modern kitchen/dining room complete with appliances, a first floor bathroom as well as a utility/cloakroom. Elsewhere, the property is enhanced by gas fired central heating and double glazing and is located in a convenient position within an easy walk of Marlow High Street with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, with links to Crossrail one day. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

PILLARED ENTRANCE with stone steps and front door to

ENTRANCE HALL with panelled walls, wall thermostat, stairs to First Floor and door to



SITTING ROOM: 12'5 x 13' (3.78 x 3.96m) radiator, attractive pebble effect gas fire set in stone fireplace, under stairs storage cupboard housing the Worcester gas fired combination boiler and door to



KITCHEN/DINING ROOM: 20'3 x 14'8 max (6.17 x 4.47m) with comprehensive range of contemporary wall and base units with granite style working surfaces, single drainer stainless steel sink unit, Neff dishwasher, breakfast bar, Range style cooker with

five gas hobs and electric oven with cooker hood over, pelmet lighting, spot lighting, part vaulted ceiling, two Velux roof lights, radiator, built in fridge, retractable larder, built in freezer, space for table, fitted microwave oven, double glazed doors to outside and door to



UTILITY/CLOAKROOM with single drainer stainless steel sink unit with wooden working surface, cupboard below, space and plumbing for washing machine, low level w.c., vinyl floor.

FIRST FLOOR LANDING with access to loft.

BEDROOM THREE: 9'2 x 7'5 (2.79 x 2.26m) radiator, double glazed window with view over garden



BEDROOM ONE: 12'5 x 8' (3.78 x 2.44m) radiator, double glazed window with view over garden.

BEDROOM TWO: 9'10 x 9'6 (3 x 2.90m) radiator.



BATHROOM with white P shaped bath with separate shower attachment, shower screen, low level w.c., wash basin set in vanity cupboard, vinyl floor, heated towel rail, extractor fan.

OUTSIDE

TO THE FRONT is a large gravel driveway with hardstanding for several cars with lawn area and picket fencing.



THE REAR GARDEN has gated side access via a gravel pathway from the front onto a flagstone patio with steps up to a large expanse of lawn with panel fencing and trees to rear, brick retaining walls and picket fencing. The rear garden measures approximately 60' in depth (18.29m).

M44380824

EPC BAND: D

COUNCIL TAX BAND D

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 High Street office proceed to the obelisk turning right at the mini roundabout into Spittal Street and take the first exit at the next roundabout into Dean Street. This continues into Seymour Court Road where number 32 will be found on the right.

MONEY LAUNDERING REGULATIONS:

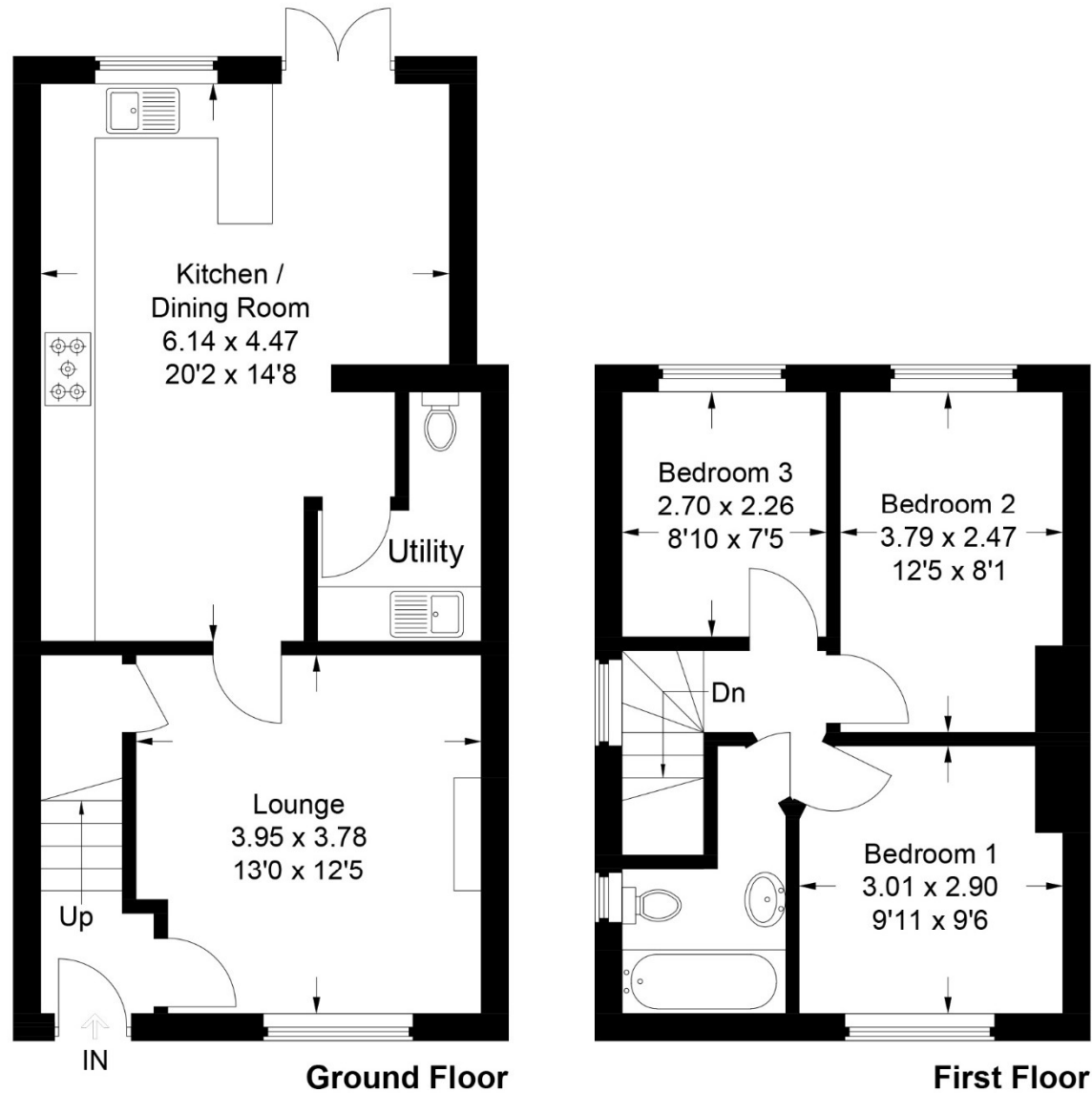
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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 = 48.8 sq m / 525 sq ft
First Floor = 33.2 sq m / 357 sq ft
Total = 82.0 sq m / 882 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.