



10 COACH RIDE, MARLOW
PRICE: £1,050,000 FREEHOLD

am ANDREW
MILSON

**10 COACH RIDE
MARLOW
BUCKS SL7 3BN**

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Situated on high ground with views over the cul de sac to nearby countryside and located just over a mile from Marlow High Street, this well planned four double bedroom detached bungalow offers light and well presented accommodation.

**SECLUDED 55FT x 50FT REAR GARDEN:
FOUR DOUBLE BEDROOMS: ENSUITE
SHOWER ROOM: FAMILY BATH/SHOWER
ROOM: STUDY/BEDROOM FIVE:
L SHAPED LOUNGE/DINING ROOM:
REFITTED KITCHEN/BREAKFAST ROOM:
DOUBLE GLAZING: GAS CENTRAL
HEATING: DETACHED DOUBLE GARAGE:
AMPLE PARKING.**

TO BE SOLD: this fine individual detached home backs onto open countryside and is located in a delightful cul de sac of ten properties just over a mile from Marlow High Street. The property which was built in 1962 has been extended over the years and improved by the present owners to create good size family accommodation adaptable in its use and likely to interest not just those seeking single storey living. Set on a good sized plot with a detached double garage and ample parking, the property enjoys a pleasant outlook over the cul de sac and is conveniently placed within a few minutes' drive of Marlow High Street. 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:

RECEPTION HALL radiator, cloaks cupboard, access to loft, under floor heating thermostat.

BEDROOM THREE double aspect with dressing table, drawers, double wardrobe, radiator.

BEDROOM ONE radiator, dressing table with fitted drawers, two double wardrobes and door to



ENSUITE SHOWER ROOM corner shower cubicle with glazed door, tiled wall surrounds, thermostatically controlled shower unit, low level w.c., wash basin with vanity cupboards, tiled floor and walls, shaver socket, heated towel rail, extractor fan, under floor heating.



STUDY/BEDROOM FIVE Velux roof light, radiator.

BEDROOM FOUR radiator, double wardrobe.

BEDROOM TWO with a pair of double fitted wardrobes, radiator.



LARGE BATHROOM suite of corner bath with shower attachment, wash basin on tiled topped vanity unit, recess below, low level w.c., corner shower cubicle, glazed door, tiled walls, shower unit with internal and external controls, shaver socket, under floor heating, heated towel rail.



LOUNGE/DINING ROOM L shaped and double aspect with double casement doors from the Reception Hall, a marble fireplace with coal effect electric, two radiators, wall thermostat, space for dining table with casement door to



KITCHEN/BREAKFAST ROOM double aspect with views over the garden, double glazed double doors to the garden, comprehensive range of Maple wall and base units with granite working surfaces, one and a half stainless steel sinks with mixer tap and grooved drainer, four ring induction hob with cooker hood, cupboard with Tribune pressurised hot water cylinder, microwave, double ovens below, American style fridge freezer, retractable larder, wine fridge with rack to side, dishwasher, washing machine and tumble dryer, radiator, tiled floor, space for table, cupboard housing Worcester gas fired boiler.



OUTSIDE

TO THE FRONT the property is approached over a long tarmac driveway with a car parking area for at least two cars. The driveway opens to a paved approach to the garage with additional car parking.

DETACHED DOUBLE GARAGE roller door, light and power and door to rear garden. **THE REAR GARDEN** has been landscaped with a wide flagstone patio with picket fencing, outside lighting and tap, gated side access and steps up to a lawn area with brick retaining walls, further suntrap patio with shed to side, electrical point, panel fencing with gate to driveway and door to Garage. The rear garden measures approximately 55' x 50' (16.76 x 15.24m).



M33310725 EPC BAND: D
COUNCIL TAX BAND: F



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

DIRECTIONS: using the postcode **SL7 3BN** proceed into Coach Ride and take the second drive on the right. No 10 is on the right.

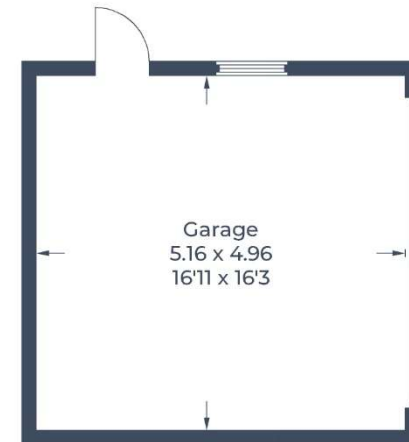
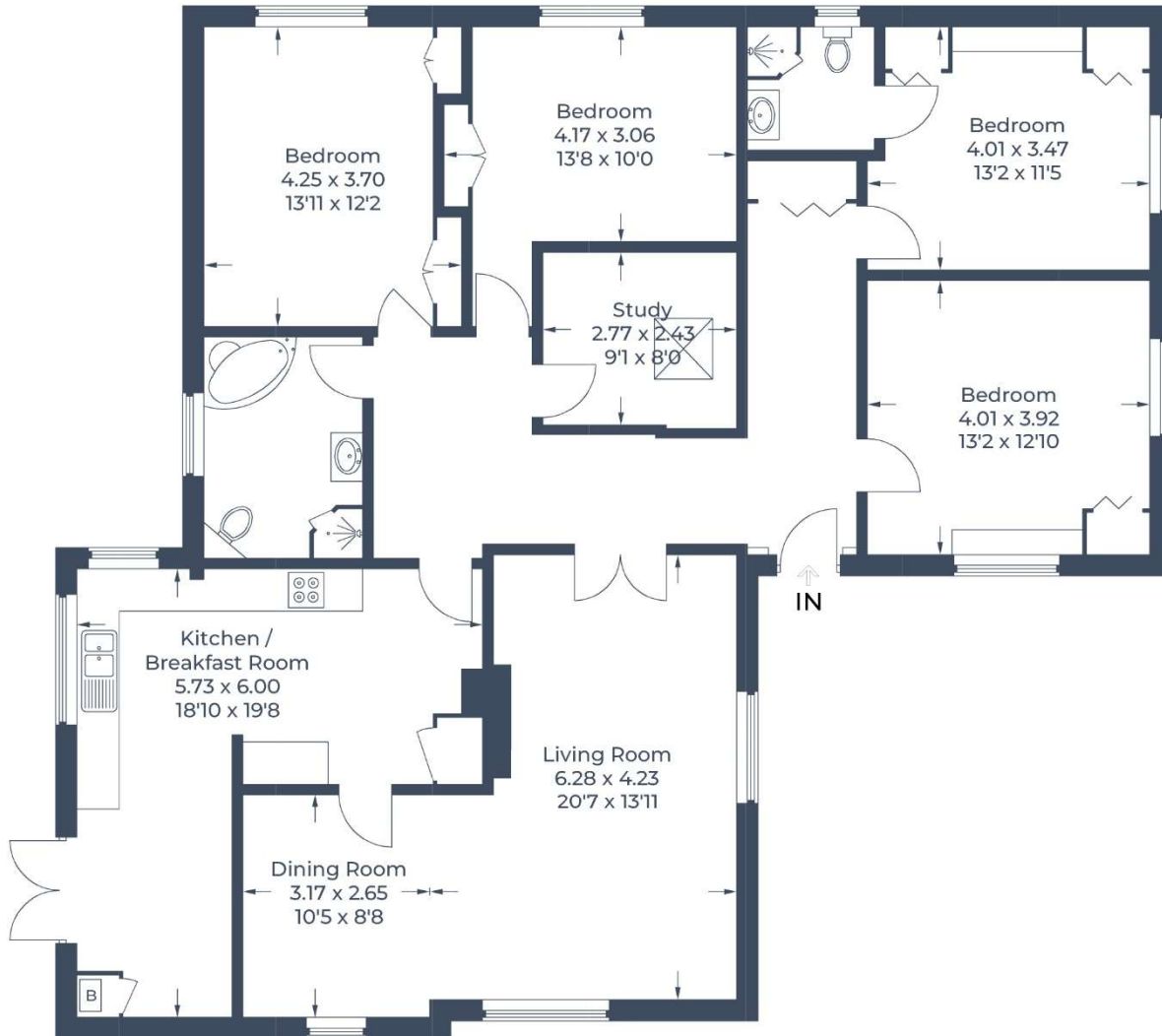
MONEY LAUNDERING REGULATIONS:

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.

Approximate Gross Internal Area = 160.6 sq m / 1,729 sq ft
Garage = 25.5 sq m / 274 sq ft
Total = 186.1 sq m / 2,003 sq ft



(Not Shown In Actual Location / Orientation)