



46, SHELLEY ROAD, MARLOW
PRICE: £497,500 FREEHOLD

am ANDREW
MILSON

**46 SHELLEY ROAD
MARLOW
BUCKINGHAMSHIRE
SL7 1LZ**

PRICE: £497,500 FREEHOLD

this stylish three bedroom end terrace home has been tastefully extended and remodelled and now provides particularly good sized and well planned accommodation perfectly suited to contemporary living. landscape front and rear gardens: three bedrooms: bathroom: cloakroom: sitting room: superb open plan kitchen/ dining/family room: gas central heating: double glazing.

TO BE SOLD: This fine three-bedroom end of terrace home is situated towards the end of a popular cul-de-sac adjoining green open space and offers well presented accommodation extended to the rear to create an impressive kitchen/dining/family room that overlooks the delightful garden. This impressive home enjoys nearby street car parking and is convenient for the M4 and M40 and given the proximity of schools, is ideal for younger families. Marlow High Street is only a mile away with an 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. The M4 and M40 are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

ENTRANCE PORCH front door, laminated wood floor, radiator, cloaks hanging, door to:

ENTRANCE HALL laminated wood floor, radiator, stairs to first floor, part panelled walls,

CLOAKROOM with the white suite of low level WC, radiator, tiled floor, wash basin, tiled splashback, extractor fan,



SITTING ROOM radiator double glazed window overlooking the front with plantation shutters



KITCHEN/ DINING/FAMILY ROOM range of shaker style wall and base units, granite working surfaces, one and a half stainless steel sinks, mixer tap, five ring gas hob, stainless steel backplate, cooker hood, Bosch double oven. Fridge/freezer and dishwasher, central island unit with matching working surfaces and cupboards, laminated wood floor, dresser style cupboards with display shelving, cupboard with space for stacked tumble drier and washing machine (with plumbing), two vertical radiators, space for dining table and sofas, two roof lights, part vaulted ceiling, bifold doors opening to garden.



FIRST FLOOR LANDING access to loft with gas combination boiler.



BEDROOM ONE range of deep fitted wardrobes with central shelving, fitted drawers, double glozed window overlooking the front with plantation shutters, radiator, air conditioning unit,

BEDROOM TWO radiator, double glazed window overlooking the rear,



BEDROOM THREE radiator, wardrobe recess,



BATHROOM with white suite of panelled bath, shower screen, separate shower unit with overhead rose, tiled floor and walls, low level WC, wash basin, extractor fan, heated towel rail.

OUTSIDE

THE FRONT GARDEN has been pleasantly landscaped with a wide grass verge, a slate paved pathway leading to the front door, with white pebble beds to either side.



THE REAR GARDEN includes a flagstone patio with steps up to a lawn and raised deck. There is a pebbled bed, hardstanding area for bikes, etc and gated side access with panelled fencing.



DIRECTIONS: Using the postcode **SL7 1LZ** turn into Shelley Road where No 46 will be found on the right.



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

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EPC BAND: TBC

COUNCIL TAX BAND D

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.

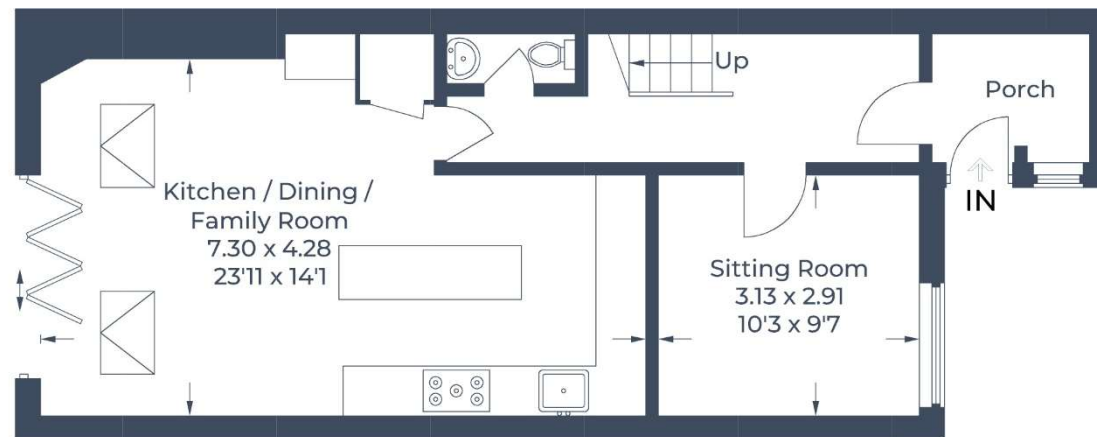
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

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

Approximate Gross Internal Area
Ground Floor = 51.4 sq m / 553 sq ft
First Floor = 35.2 sq m / 379 sq ft
Total = 86.6 sq m / 932 sq ft



First Floor



Ground Floor

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

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