

59 TEMPLE MILL ISLAND, MARLOW
PRICE: £880,000 FREEHOLD

ANDREW MILSOM

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MARLOW
BUCKS SL7 1SG

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Just two miles south of Marlow in a prestigious and secure riverside development, a superbly presented and tastefully modernised three bedroom home with riverside garden and a 26ft mooring.

PATIO RIVERSIDE GARDEN: THREE BEDROOMS: TWO REFITTED SHOWER ROOMS: TWO CLOAKROOMS: STYLISH KITCHEN/DINING ROOM: SITTING ROOM WITH BALCONY: ELECTRIC CENTRAL HEATING: DOUBLE GLAZING: GARAGE: PARKING: 26FT MOORING: NO ONWARD CHAIN.

TO BE SOLD: This luxurious three bedroom riverside home is set in a gated residential development on the Berkshire banks of the River Thames, close to Marlow and within striking distance of Maidenhead and Henley. The stylish and bright accommodation has been tastefully modernised with top quality fittings to create a superb riverside home with delightful Thames views and the ability to moor a 26ft craft. Temple Mill Island enjoys an electric gated entrance, communal gardens and a private marina. This wonderful setting is perfectly suited to professionals, downsizers and people looking for a lock up and leave. Marlow offers an excellent range of shopping, sporting and social facilities and the house is within a few minutes drive of the A404 (Marlow Bypass), providing access to the M4 at Maidenhead and the M40 at High Wycombe. There are railway stations at Marlow and Maidenhead serving Paddington. From the island there are convenient foot paths leading to the Thames tow paths. The accommodation comprises:

COVERED ENTRANCE meter box, tiled floor, front door to

ENTRANCE HALL stairs to first floor, encased radiator glazed door to kitchen.

CLOAKROOM white suite of low-level WC, wash basin, tiled floor, heated towel rail, door to garage



KITCHEN/DINING ROOM stylish John Lewis wall and base units, Corian working surfaces., mixer and Franke hot water tap, glazed wall units, Neff four ring electric hob, cooker hood, glazed backplate, Bosch oven and micro wave, fridge, freezer, Neff dishwasher, retractable pan and bin drawers, two radiators, breakfast bar, dresser unit, Karndean floor, double glazed double doors to Riverside patio, full height picture window to side.

FIRST FLOOR LANDING stairs to second floor, cupboards including pressurized hot water cylinder, Heatrae Sadia electric boiler, shelving

SITTING ROOM. superb view of Thames, air conditioning unit, range of storage/media cabinets including the contoured flame, log and coal effect electric fire, double glazed double doors with plantation shutters to **RIVERSIDE BALCONY**





SHOWER ROOM with white suite of low-level WC, wash basin with vanity drawers, full width glazed and tiled shower cubicle, handheld attachment and overhead rose, heated towel, Karndean floor, extractor fan, tiled walls

BEDROOM THREE Velux roof light with view towards the Thames, radiator, fitted corner wardrobe with shelving, mirrored door

SECOND FLOOR LANDING access to loft

CLOAKROOM with white suite of wash basin, with vanity cupboard, tile splashbacks, glazed medicine cabinets, low level WC, heated towel rail, extractor fan, Karndean floor.



BEDROOM TWO radiator, picture window overlooking the river basin to the mainstream and Bucks bank of the Thames beyond.



BEDROOM ONE with picture window overlooking the Thames range of fitted wardrobes, door to

ENSUITE SHOWROOM with white suite of glazed and tiled shower cubicle with thermostatic control, wash basin with vanity cupboards, Karndean floor, heated tower rail, tiled walls, extractor fan, glazed and mirrored medicine cabinet.

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OUTSIDE: The property is approached over a paved driveway and pathway with **PARKING** for one car. **GARAGE** with up and over door, light power and plumbing for washing machine. There are additional communal areas for parking



THE RIVERSIDE GARDEN to the rear has been superbly landscaped and includes a flagstone patio with electric awning, power and light points, wood edged flower beds, steps down to a further flagstone patio and beyond to the jetty with adjacent **26 FT FOOT MOORING.**



Whilst freehold, the island enjoys communal areas with electric gates, roadways, lawns, parking spaces etc and there is a **SERVICE CHARGE** currently £140 pcm.



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

DIRECTIONS: use **SL7 1SG.** At the end of the lane turn right. The gates will open away. When on the island, No 59 is on the right

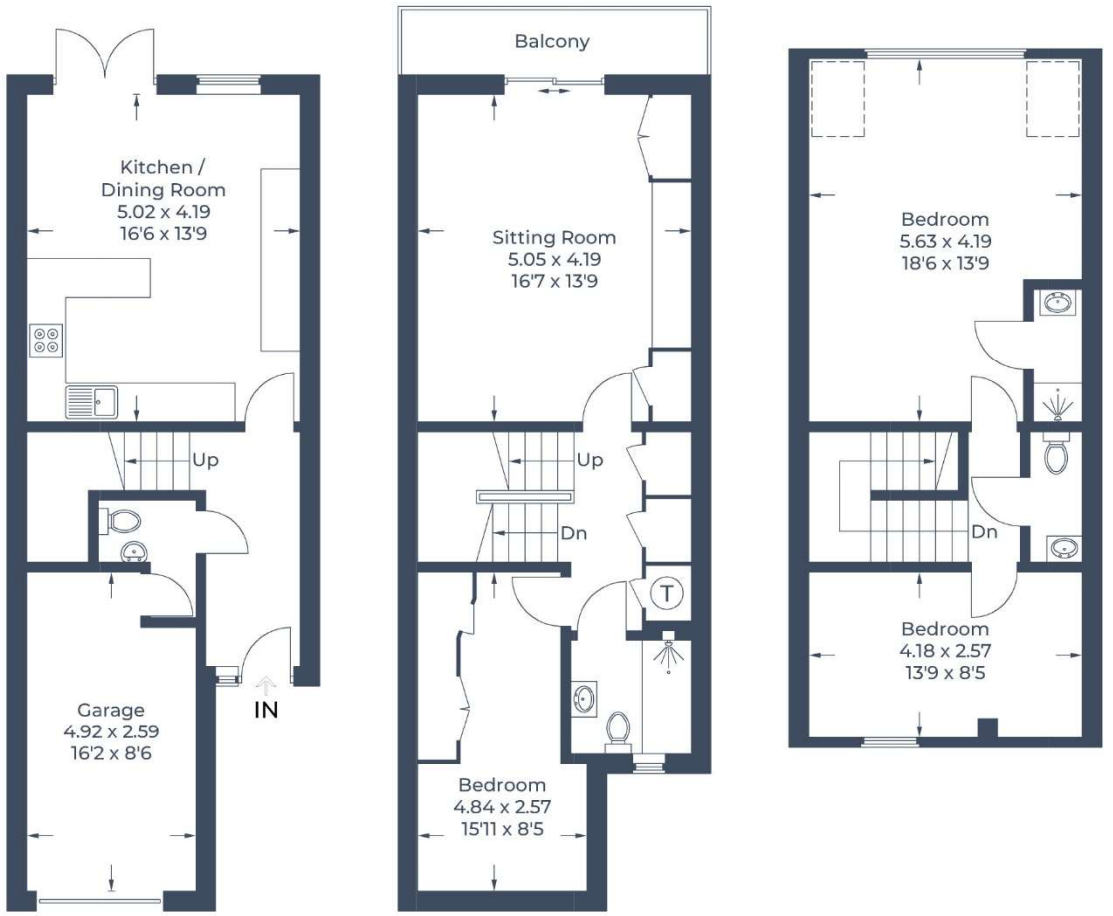
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

M39110726 EPC BAND: TBC
COUNCIL TAX BAND: G

Approximate Gross Internal Area
Ground Floor = 46.3 sq m / 498 sq ft
First Floor = 48.3 sq m / 520 sq ft
Second Floor = 43.9 sq m / 472 sq ft
Total = 138.5 sq m / 1,490 sq ft
(Including Garage)

= Reduced headroom below 1.5m / 5'0



Ground Floor **First Floor** **Second Floor**

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