



11 HOLLAND ROAD, MARLOW
PRICE: £715,000 FREEHOLD

am ANDREW
MILSON

**11 HOLLAND ROAD
MARLOW
BUCKS SL7 1LH**

PRICE: £715,000 FREEHOLD

A mature three bedroom detached family home situated in this private cul de sac setting within level walking distance of Marlow High Street.

**PRIVATE GARDEN WITH WORKSHOP:
THREE BEDROOMS: BATHROOM:
ENTRANCE PORCH: LIVING ROOM:
DINING ROOM: REFITTED KITCHEN:
REAR LOBBY: CLOAKROOM:
DOUBLE GLAZING: GAS CENTRAL
HEATING TO RADIATORS:
DRIVEWAY PARKING: GARAGE.
NO ONWARD CHAIN.**

TO BE SOLD: an attractive three bedroom detached family home providing ample scope to remodel and extend situated in this popular residential setting within a third of a mile 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:

ENTRANCE PORCH with glazed door to



LIVING ROOM front aspect room with double glazed leaded light bay window, feature fireplace with inset electric fire, cupboards to either side, television aerial point, stairs to First Floor Landing and radiator.



DINING ROOM rear aspect room with double glazed doors to garden, feature fireplace, laminated wood flooring, radiator and door to



KITCHEN refitted with a range of high gloss floor and wall units, ample work surface space, one and a half bowl single drainer sink unit, ceramic hob with extractor fan over, space and plumbing for dishwasher and washing machine, integrated oven and grill, laminated wood flooring, rear aspect double glazed windows, space for upright fridge freezer, cloaks cupboard and door to

REAR LOBBY door to side.

CLOAKROOM comprising low level w.c., wall mounted central heating boiler.

FIRST FLOOR

LANDING access to loft space, airing cupboard.



BEDROOM ONE front aspect room with double glazed leaded light bay window, built in wardrobes and drawers, radiator.



BEDROOM TWO dual aspect room with double glazed windows, double built in wardrobe, radiator.

BEDROOM THREE rear aspect room with double glazed window, double built in wardrobe, radiator.



BATHROOM white suite comprising enclosed panel bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., double glazed frosted window, heated towel rail.

OUTSIDE

TO THE FRONT There is a driveway providing off road parking in front of a **SINGLE GARAGE** with up and over door light and power.



TO THE REAR There is a private garden which is predominately laid to lawn with flower and shrub borders and panelled fence surround. To the rear of the garden is a useful **WORKSHOP**.

M48230125

EPC BAND: TBC

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode SL7 1LH the property can be found after a short distance on the left hand side identified by an Andrew Milsom 'For Sale' board.

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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk 69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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**

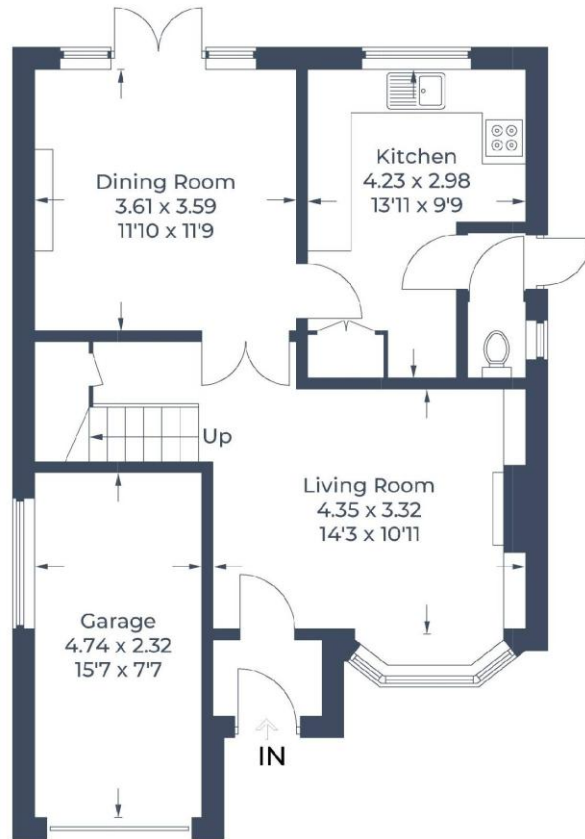
Approximate Gross Internal Area (Including Garage)

Ground Floor = 61.2 sq m / 659 sq ft

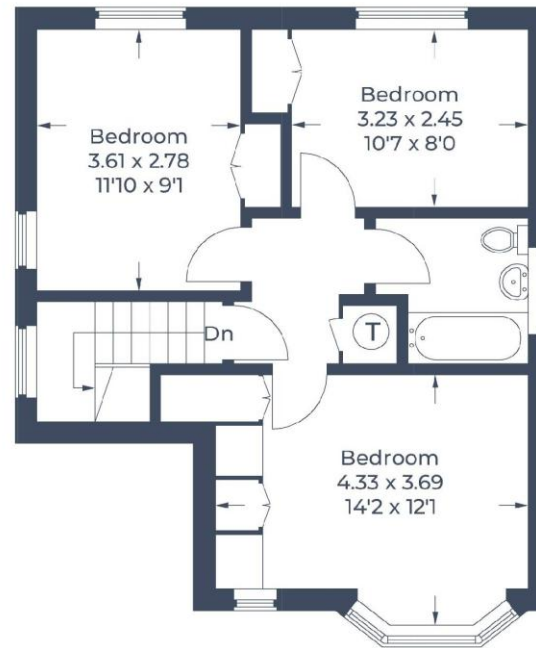
First Floor = 47.2 sq m / 508 sq ft

Workshop = 7.9 sq m / 85 sq ft

Total = 116.3 sq m / 1,252 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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

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