



17 HIGHFIELD PARK, MARLOW
PRICE: £1,300,000 FREEHOLD

am ANDREW
MILSON

**17 HIGHFIELD PARK
MARLOW
BUCKS SL7 2DE**

PRICE: £1,300,000 FREEHOLD

Situated on a superb south facing plot, a mature five bedroom detached family house that has been extended over the years to create adaptable living accommodation in Marlow's most sought after residential areas.

**0.25 ACRE SOUTHERLY PLOT:
FIVE BEDROOMS: ENSUITE SHOWER
ROOM: FAMILY BATHROOM:
CLOAKROOM: LIVING ROOM: SITTING
ROOM: DINING ROOM: STUDY: KITCHEN:
UTILITY ROOM: GAS CENTRAL
HEATING: DOUBLE GLAZING: DOUBLE
GARAGE: DRIVEWAY FOR TWO CARS:
NO ONWARD CHAIN.**

TO BE SOLD: This fine five bedroom detached family home is set on rising ground on the favoured west side of Marlow within walking distance of Sir William Borlase Grammar School and in the catchment area of popular Spinfield Primary School. The property which is set in a mature and secluded quarter acre plot has been already extended to create adaptable living accommodation which must be viewed to be appreciated. There remains plenty of scope for further extension especially to the rear if required and subject to planning. Marlow has excellent sports and social facilities, a busy High Street (less than a mile level walk) 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:

COVERED ENTRANCE front door to
ENTRANCE HALL cloaks hanging, encased radiator, door to living room and opening to.



SITTING ROOM, encased radiator, display alcove, archway to



DINING ROOM encased radiator, double glazed patio doors to garden, door to inner hall with recess to side and door to

KITCHEN range of wall and base units, one and a half sinks with single drainer, mixer tap, four ring gas hob, cooker hood, drawers, fridge, AEG

double ovens space and plumbing for dishwasher, breakfast bar

UTILITY ROOM with appliance space, glazed doors to front and rear, larder, space and plumbing for washing machine and tumble dryer, Worcester. gas-fired boiler



LIVING ROOM. Double aspect, three radiators, double glazed patio doors to garden, open stone fireplace with wood burning stove, secondary stairs to first floor and door to

STUDY double aspect radiator door to garage.

INNER HALL stairs to first floor, under stairs cupboard with meters,

CLOAKROOM with suite of low-level w.c., wash basin, encased radiator,

FIRST FLOOR LANDING radiator, access to loft, range of cupboards including airing cupboard with hot water cylinder.

BATHROOM with suite of panelled bath, shower attachment, low-level w.c., wash basin, tiled floor and walls, encased radiator.



BEDROOM FOUR, radiator, view over garden.

BEDROOM THREE, radiator, fitted wardrobe, view over garden



BEDROOM ONE double aspect with view over garden, two radiators, fitted wardrobes, door to

BEDROOM FIVE radiator and door to

SECONDARY LANDING stairs down to living room and door to.

BEDROOM TWO double aspect radiator, fitted wardrobes with dressing table,

ENSUITE SHOWER ROOM tiled shower cubicle with thermostatic control. Low-level w.c pedestal basin, radiator.

OUTSIDE

THE FRONT GARDEN has been landscaped with a paved and gravelled approach to the front door with a well stocked herbaceous bed to side, mature fir tree, dwarf walling and access to **ATTACHED DOUBLE GARAGE** with up and over door, light and power. There is a block paved driveway with **PARKING FOR TWO CARS** and gated access to



THE REAR GARDEN is a feature of the property being south \and east facing with sun trap patios. brick retaining walls, steps down to further patio areas with a large expanse of lawn beyond. There are well established and stocked high borders, providing much privacy and shade (if required) including a sitting area to catch the end of day sun. The rear garden is 85ft square (average measurements of an irregular plot)



M49370726 EPC BAND:
COUNCIL TAX BAND:

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

DIRECTIONS: using the postcode **SL7 2DE** no 17 is at the west end of Highfield Park at the intersection with the rising lane from Henley Road to Highfields.

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, fixtures and fittings.

DRAFT DETAILS
AWAITING CLIENT'S APPROVAL

Approximate Gross Internal Area
Ground Floor = 133.9 sq m / 1,441 sq ft
First Floor = 73.5 sq m / 791 sq ft
Total = 207.4 sq m / 2,232 sq ft
(Including Garage)

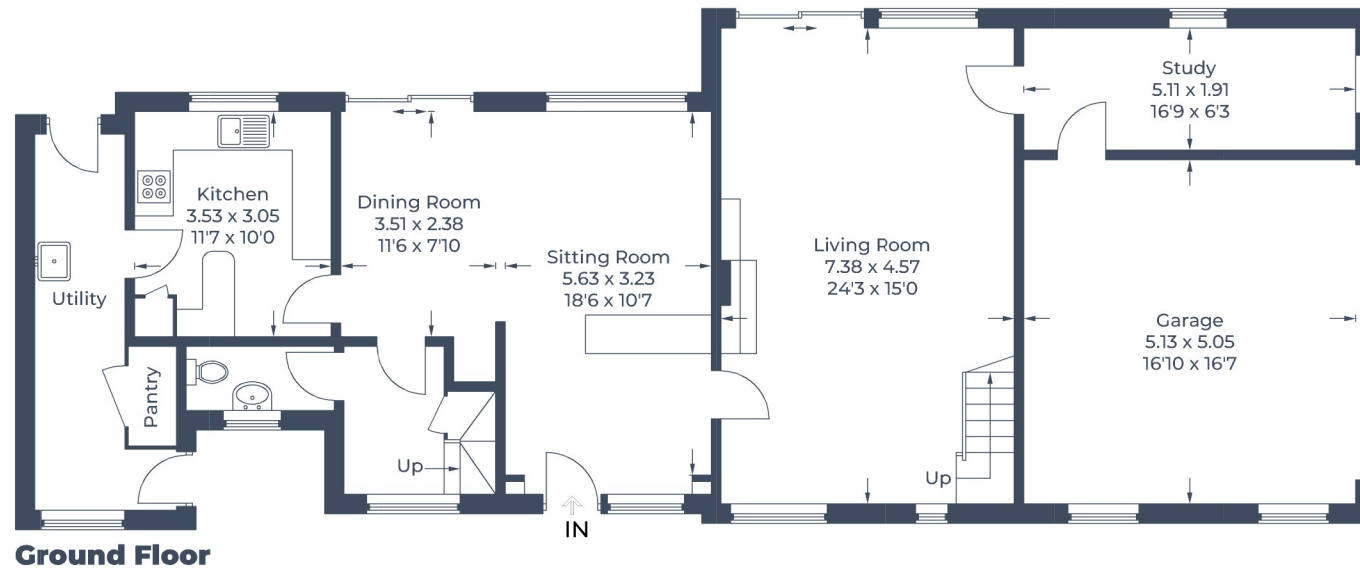
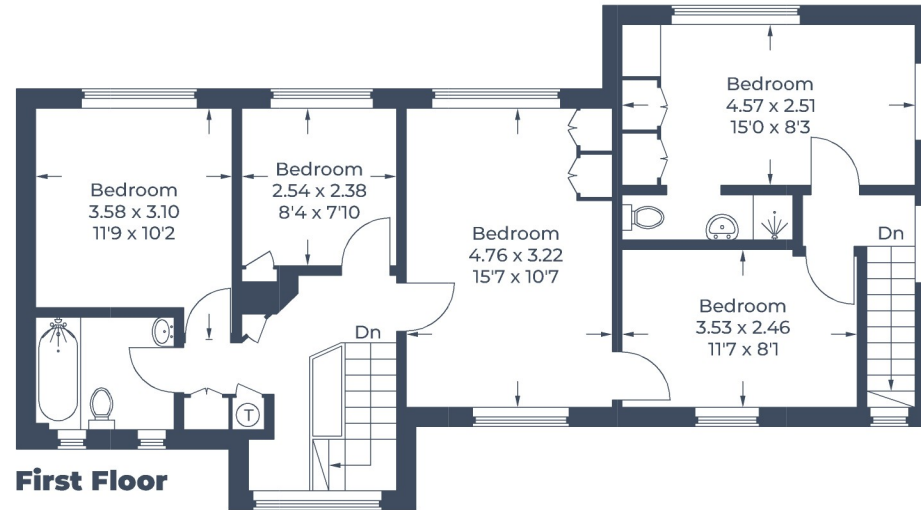


Illustration for identification purposes only,
measurements are approximate, not to scale.