



12 TEMPLE MILL ISLAND, MARLOW
PRICE: £1,195,000 FREEHOLD

am ANDREW
MILSON

**12 TEMPLE MILL ISLAND
MARLOW
BUCKS SL7 1SG**

PRICE: £1,195,000 FREEHOLD

Just two miles south of Marlow in a prestigious, riverside development, a superbly presented, recently adapted and modernised four bedroom home with riverside garden and a 36ft pontoon mooring.

**SOUTH FACING RIVERSIDE GARDEN:
FOUR BEDROOMS: THREE BATH/SHOWER
ROOMS: CLOAKS/ UTILITY ROOM:
KITCHEN/BREAKFAST ROOM:
LIVING/DINING ROOM: HEATED FLOORS &
MODERN ELECTRIC WALL HEATERS:
DOUBLE GLAZING: DOUBLE GARAGE:
36FT MOORING: NO ONWARD CHAIN.**

TO BE SOLD: This luxurious four 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 extended and tastefully modernised with quality fittings to create a unique riverside home with delightful Thames views and the ability to moor a 36ft 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:

ENTRANCE PORCH front door, meter cupboard and glazed door two

ENTRANCE HALL radiator, stairs to first floor, vinyl floor, entry phone, double doors to Living/dining room.

CLOAKS/UTILITY ROOM white suite of low-level WC, wash basin, tiled splashback, vinyl floor, stacked **utility recess** of upgraded washing machine and separate drier,



LIVING/DINING ROOM double glazed bifold doors opening to Riverside Garden with 36ft mooring and superb river views. Understairs cupboard, two radiators, wide opening to



KITCHEN/BREAKFAST ROOM with range of wall and base units, one and a half sinks with single drainer, mixer tap, working surfaces, breakfast bar

with seating for two, wine rack, replacement Bosch double oven, fridge, freezer, four-ring induction hob, cooker hood & dishwasher, tiled wall surrounds,

FIRST FLOOR LANDING stairs to second floor.



BEDROOM TWO windows overlooking The Marina, range of wardrobes, radiator, door to



ENSUITE SHOWER ROOM tiled and glazed shower cubicle, thermostatic control, low level WC, wash basin set in vanity drawers with cabinets, mirror and pelmet lighting, vinyl floor, heated towel rail.

STUDY/BEDROOM FOUR views of the Riverside Gardens to the Thames backwater, radiator.

BEDROOM THREE two windows with view to the rear over the Riverside Gardens to the Thames backwater, radiator, glazed door to

ENSUITE BATHROOM with white suite of panelled bath, glazed screen, shower unit with thermostatic control, tiled walls, low-level WC, wash basin with vanity cupboards, mirror, heated towel rail, vinyl floor.

SECOND FLOOR



BEDROOM ONE a stunning room with high ceilings, ceiling fan, entry phone, fitted drawers to the eaves space, radiator, window with stunning views over the Thames, wide opening to dressing room and door to



ENSUITE BATH/SHOWER ROOM large panelled bath, shower attachment, bidet, low level W.C. twin basins, walk-in full width shower cubicle with the multi-jet system, handheld attachments and overhead rose, roof light, range of fitted cabinets, drawers and cupboards, mirror, heated towel rail, walk-in full width shower cubicle with the multi-jet system, handheld attachments and overhead rose, extractor fan, tiled floor

ENSUITE DRESSING ROOM deep cupboard with pressurised hot water cylinder, electrical consumer unit, fitted wardrobes with dressing table, access to loft, roof light with superb views over Temple Island to the Bucks banks of the Thames.

OUTSIDE

TO THE FRONT The island is approached by electrically operated gates across a private roadway and pathway leading to the front door with a lawn area to side. There are bin stores, rose beds, maturing shrubs and plants as well as outside lighting and a water tap. **DETACHED DOUBLE GARAGE** with two up and over doors, light and power. There is additional parking for residents and visitors nearby.



THE REAR GARDEN is south facing and includes a full width flag stone patio with shaped lawn areas, brick walling, herbaceous borders, gated side access

to the garage, brick walling. 36 feet of Thames frontage mooring. Whilst freehold, the island enjoys communal areas with electric gates, roadways, lawns & parking etc. There is a **SERVICE CHARGE** currently £140 pcm



M49430826 **EPC BAND: E**
COUNCIL TAX BAND: G

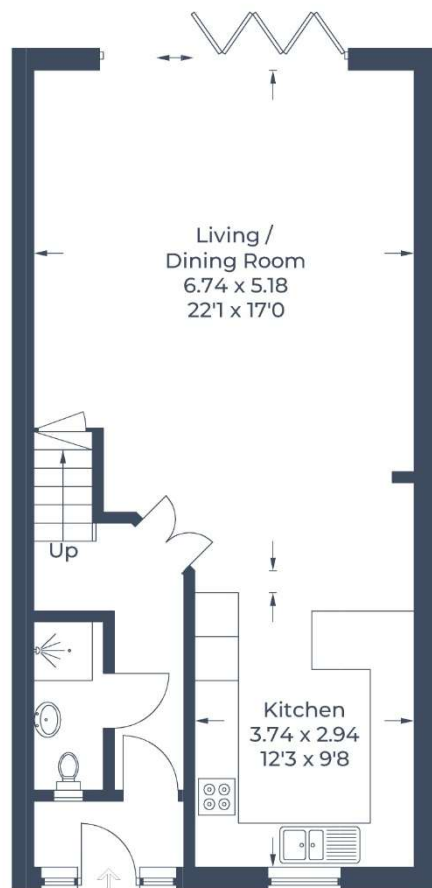
VIEWING: Please contact our Marlow office
homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: use **SL7 1SG** & drive towards the opening gates onto the island. Then keep left. No 12 will soon be found on the left.

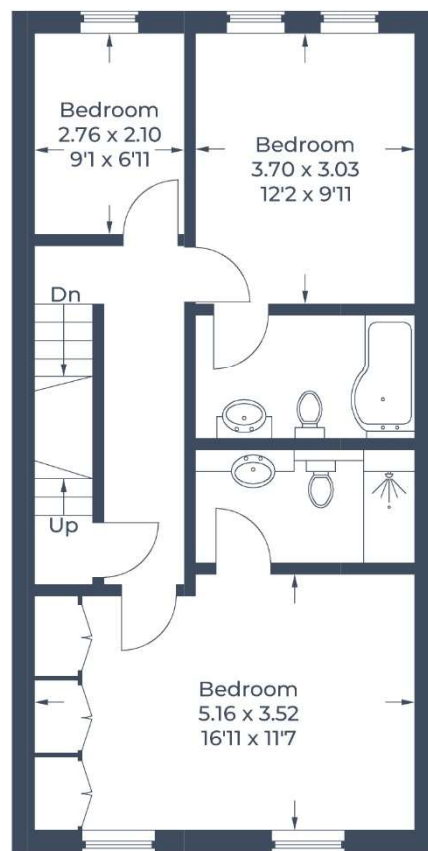
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

Approximate Gross Internal Area
 Ground Floor = 57.3 sq m / 617 sq ft
 First Floor = 56.7 sq m / 610 sq ft
 Second Floor = 46.4 sq m / 499 sq ft
 Garage = 29.4 sq m / 316 sq ft
 Total = 189.8 sq m / 2,042 sq ft



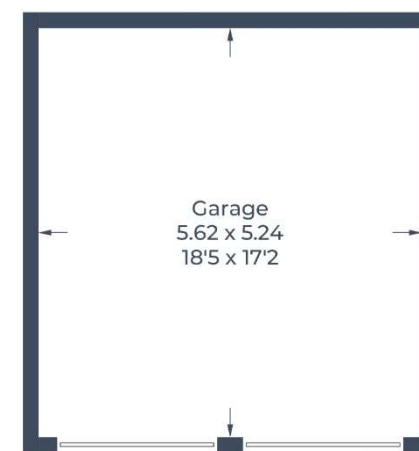
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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

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