



123 NEWFIELD GARDENS, MARLOW
PRICE: £525,000 FREEHOLD

am ANDREW
MILSOM

**123 NEWFIELD GARDENS
MARLOW
BUCKS SL7 1JS**

PRICE: £525,000 FREEHOLD

A mature two bedroom end of terrace home situated in this pleasant setting fronting onto a central green and within three quarters of a mile of Marlow town centre providing ample scope to remodel, improve and further extend subject to planning consent

**REAR GARDEN: TWO BEDROOMS:
BATHROOM: ENTRANCE HALL:
LIVING/DINING ROOM:
KITCHEN/BREAKFAST ROOM: DRIVEWAY
& RESIDENTS PARKING:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: NO ONWARD CHAIN.**

TO BE SOLD: being sold with no onward, an extended end of terrace home in need of some modernisation situated within three quarters of a mile of Marlow town centre which has excellent sports and social facilities, a busy High Street with a variety of shops and restaurants. There is also a railway station with trains to London Paddington, via Maidenhead, 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:

Part glazed front door to **ENTRANCE HALL** radiator, stairs to First Floor Landing with cupboard under, laminate flooring.



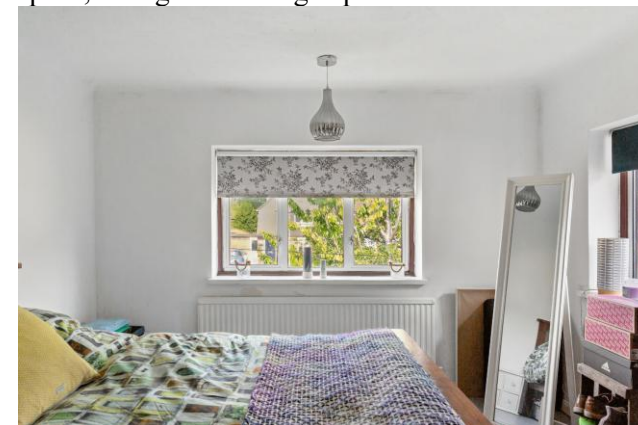
LIVING/DINING ROOM a dual aspect room with double glazed window to the front and doors leading to the rear garden, feature fireplace, laminate flooring, radiator, tv point.



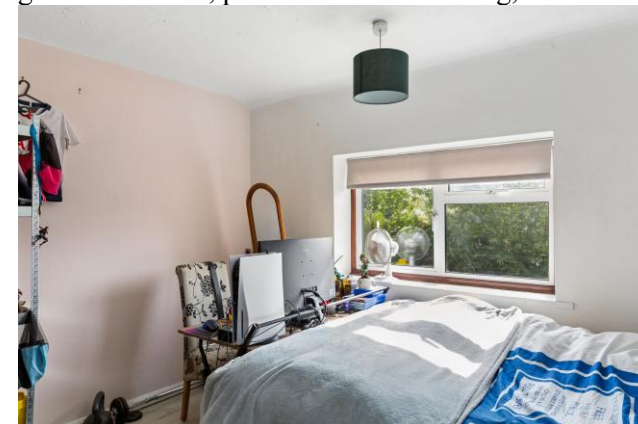
KITCHEN/BREAKFAST ROOM fitted with matching floor and wall units, granite effect work surfaces with inset 5 burner gas hob with oven below, single bowl sink, space and plumbing for washing machine, space for fridge and freezer, laminate flooring, double glazed window, doors to garden radiator.

FIRST FLOOR

LANDING double glazed window, access to loft space, storage and airing cupboard.



BEDROOM ONE a dual aspect room with double glazed windows, painted wooden flooring, radiator.



BEDROOM TWO rear aspect room with double glazed window, painted wooden flooring, radiator.



BATHROOM comprising enclosed panel bath with Aqualisa shower over, wash hand basin, low level w.c., double glazed frosted window, radiator.

OUTSIDE



TO THE FRONT there is a small driveway in front of a **SINGLE GARAGE**.



TO THE REAR is a triangular shaped area of lawned garden enclosed by panelled fencing.

M49390726

EPC BAND: D.

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the postcode SL7 1JS.

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.

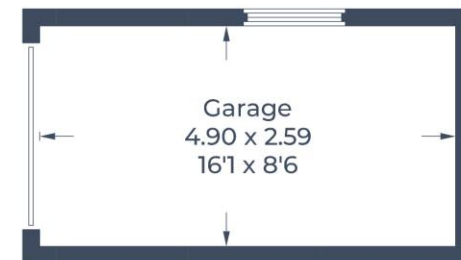
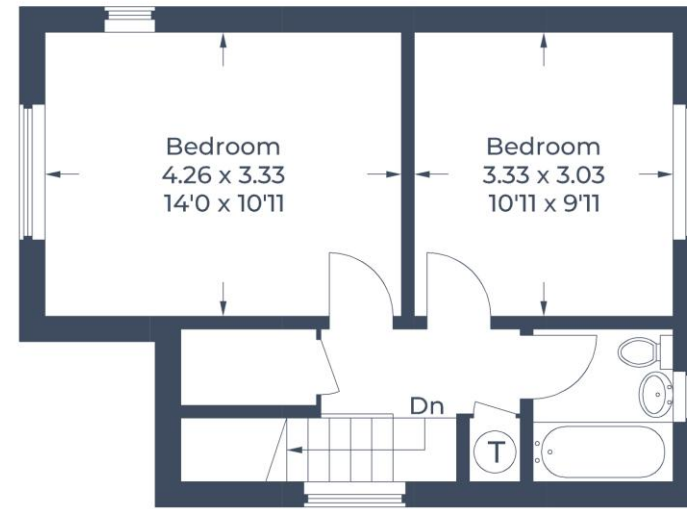
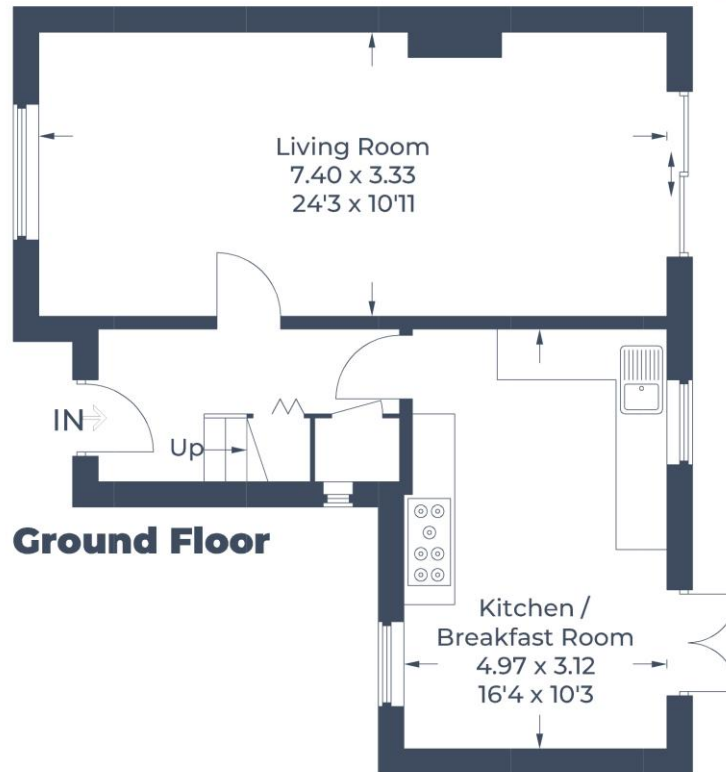
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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
Ground Floor = 48.2 sq m / 519 sq ft
First Floor = 36.1 sq m / 388 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 97.0 sq m / 1,044 sq ft



(Not Shown In Actual Location / Orientation)

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

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