



58 HARWOOD ROAD, MARLOW
OFFERS IN EXCESS OF £1,250,000 FREEHOLD

am ANDREW
MILSON

**58 HARWOOD ROAD
MARLOW
BUCKS SL7 2AS**

**OFFERS IN EXCESS OF £1,250,000
FREEHOLD**

Situated at the end of this pleasant cul de sac within an easy level walk of Marlow High Street, a well presented, extended and cleverly remodelled four bedroom detached family with a superb 40ft open plan kitchen/dining/family room.

60FT REAR GARDEN: FOUR DOUBLE BEDROOMS; TWO ENSUITE BATH/SHOWER ROOMS: FAMILY BATHROOM: CLOAKROOM: LIVING ROOM: 40FT KITCHEN/DINING/FAMILY ROOM: UTILITY ROOM WITH SHOWER: GAS CENTRAL HEATING: DOUBLE GLAZING: LARGE GARAGE: AMPLE PARKING: NO ONWARD CHAIN

TO BE SOLD: A well planned bright & freshly decorated four bedroom family home situated within Danesfield School catchment and an easy walk of Sir William Borlase Grammar School and Marlow High Street. This superb home offers extended and well maintained family accommodation in one of Marlow's most sought after residential areas. Located at the end of this quiet cul de sac with no passing traffic, the property is recommended for an early viewing to appreciate the exceptional location and well planned and spacious accommodation. Nearby are walks within open countryside and wood land and 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 (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 stone step, meter cupboard and front door to

ENTRANCE HALL tiled floor, radiator stairs to first floor, cupboard under.

CLOAKROOM white suite of WC wash basin cupboard under radiator tiled floor.

KITCHEN/DINING/FAMILY ROOM



KITCHEN: comprehensive range of hand built & painted custom kitchen wall & base units, with built in pantry cabinet with spice racks and meat shelf, granite work surface, integrated fridge & freezer, gas two oven and two hob Aga, Bosch dishwasher, twin butler's sink, fitted drawers, glazed door to outside, gas fired boiler, breakfast bar with wide opening to



DINING ROOM tiled floor, glazed double doors to living room, two radiators, opening to



FAMILY ROOM tiled floor, corner window with bifold doors, desk/dresser unit, shelved cupboards.



SITTING ROOM Wood burning stove with oak mantle and marble hearth. grid with concealed radiator, double glazed doors to outside

UTILITY ROOM Velux roof light. space for drier & washing machine (with plumbing), wall cupboards, deep tiled shower recess (ideal for dog washing), working surface, tiled floor & walls, heated towel rail, door to rear and door to garage

FIRST FLOOR LANDING access to loft.



BEDROOM ONE radiator, range of custom built wardrobes with dressing table, door to



ENSUITE SHOWER ROOM with white suite of large walk in shower cubicle with Thermostatic shower control, heated towel rail, low level WC, twin wash basins, tiled floor and walls

FAMILY BATHROOM with raised rolled top bath, mixer tap, shower attachment, low level WC, pedestal basin, tiled floor, heated towel rail airing cupboard with Mega Flow cylinder and shelving.



BEDROOM TWO radiator and door to

ENSUITE BATHROOM with white suite of panel bath, shower attachment, low level WC, pedestal basin, tiled floor and walls, heated towel rail.



BEDROOM THREE fitted wardrobes, radiator

BEDROOM FOUR radiator

OUTSIDE

THE FRONT GARDEN includes a paved driveway for several cars with a lawn and path to the front door with gated side access to rear. To the side is an area ideal for garden refuse.

GARAGE remote control up and over door, light, power, meters and fuse boxes.



THE REAR GARDEN measures approximately 60ft in depth and includes railway sleeper steps, a patio area, large expanse of lawn, with circular sun trap patio, panelled fencing, mature hedgerow, water tap, electrical point and lighting.

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

DIRECTIONS: using SL7 2AS 58 Harwood Road is the last property on the right at the West end of the cul de sac.

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.

DISCLAIMER 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.

**M33240226 EPC BAND: D
COUNCIL TAX BAND: G**

Approximate Gross Internal Area
Ground Floor = 109.1 sq m / 1,174 sq ft
First Floor = 85.0 sq m / 915 sq ft
Total = 194.1 sq m / 2,089 sq ft

