



40 CHURCHILL DRIVE, MARLOW
PRICE: £469,950 FREEHOLD

am ANDREW
MILSOM

**40 CHURCHILL DRIVE
MARLOW
BUCKS SL7 1TW**

PRICE: £469,950 FREEHOLD

Situated on this popular development, a tastefully presented three bedroom end of terrace home that has been cleverly remodelled with larger than average gardens and a pleasant southerly outlook.

**32' x 24' REAR GARDEN:
THREE BEDROOMS: BATHROOM:
IMPRESSIVE OPEN PLAN
LIVING/DINING AND KITCHEN AREA:
GAS CENTRAL HEATING:
DOUBLE GLAZING:
COMMUNAL CAR PARKING:
VIEWING RECOMMENDED.**

TO BE SOLD: this spacious and well appointed three bedroom end town house is located on a popular development one mile from Marlow High Street with easy access to the M4 and M40 motorways. The property is situated on a wide corner plot that provides scope to extend subject to usual consent. Marlow High Street with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London via the Elizabeth line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed door to Entrance Lobby with door to



OPEN PLAN LIVING/DINING & KITCHEN AREA: With stairs to first floor landing and useful utility cupboard providing space and plumbing for washing machine and tumble dryer, laminated wood flooring, tv point, radiators.



KITCHEN AREA fitted with a range of Shaker style floor and wall units, Quartz work surfaces, enamel sink, ceramic hob with oven below, pan drawers, integrated fridge/freezer, slimline dishwasher, rear aspect double glazed window and door to garden.

FIRST FLOOR

LANDING with access to boarded loft, built in airing cupboard, two further built in cupboards.



BEDROOM ONE: front aspect double glazed window, built in wardrobe, radiator.



BEDROOM TWO: rear aspect double glazed window, built in wardrobe, radiator.



BEDROOM THREE: front aspect double glazed window, radiator.



BATHROOM with enclosed panel bath with shower over, vanity wash basin, low level wc, heated towel rail, double glazed frosted windows, fully tiled walls.

OUTSIDE

THE FRONT & SIDE GARDEN which is predominately laid to lawn with pathway to front door.



THE REAR GARDEN paved seating area and lawned garden enclosed by panelled fencing with raised sleeper flower borders, garden shed. Gated rear access to **COMMUNAL CAR PARKING**. The rear garden measure 32' x 24' (9.75 x 7.31m).



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VIEWING: To avoid disappointment, please arrange to view with our Marlow office on 01628 890707. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow High Street office proceed to the obelisk turning right into Spittal Street over the mini roundabout into Chapel Street and continue out along the Little Marlow Road. Take the first exit at the mini roundabout into Wiltshire Road and second left into Churchill Drive where number 40 will be found on the right hand side after the turning into Paget Close.

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 and furnishings.

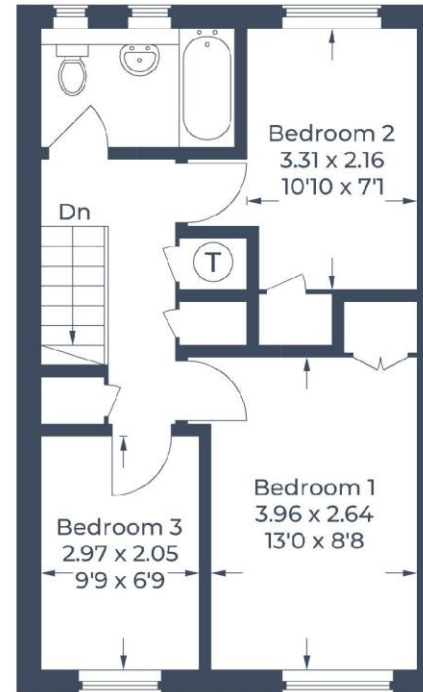
Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 41.5 sq m / 447 sq ft
First Floor = 38.5 sq m / 414 sq ft
Total = 80.0 sq m / 861 sq ft



Ground Floor



First Floor

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