



20 WYCOMBE ROAD, MARLOW
OFFERS IN EXCESS OF £350,000 FREEHOLD

am ANDREW
MILSOM

**20 WYCOMBE ROAD
MARLOW
BUCKS SL7 3HU**

OFFERS IN EXCESS OF £350,000 FREEHOLD

Located within a short level walk of Marlow
High Street, a two bedroom mid terrace
Victorian home in need of refurbishment.

**REAR GARDEN:
TWO BEDROOMS: FIRST FLOOR
BATHROOM:SITTING ROOM:
KITCHEN:GAS CENTRAL HEATING:
USEFULL LOFT SPACE: NO ONWARD
CHAIN.**

TO BE SOLD: an attractive two bedroom terraced cottage offered for sale with no onward chain and providing ample scope to remodel and improve situated in this convenient and central location. Close by, Marlow High Street with an 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 Paddington, via Maidenhead, which links to 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 front door to **SITTING ROOM** a front aspect room with double glazed window and fitted shutters, fireplace with inset gas fire, radiator.



Opening through to **KITCHEN** fitted with a range of Shaker style floor and wall units, ample work surface space, inset ceramic hob, with oven below and extractor fan over, single bowl sink, space and plumbing for washing machine, space for fridge, rear aspect window, stairs to first floor and stable door to Garden.

FIRST FLOOR LANDING with access to large loft space, radiator.



BEDROOM ONE a front aspect room with double glazed window and fitted shutters, range of fitted bedroom furniture, radiator.



BEDROOM TWO a rear aspect room with double glazed window, fitted drawers, cupboard housing central heating boiler, radiator.



BATHROOM enclosed panel bath with mixer taps and shower attachment, wash basin, low level wc, double glazed window.

OUTSIDE



TO THE REAR of the property is a garden which is mainly laid to lawn with well stocked flower and shrub borders and panelled fence surround. Garden shed and summerhouse which has an electric supply. Gated side access.

M49410726

EPC BAND: C

COUNCIL TAX BAND: tbc

VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707** or homes@andrewmilsom.co.uk. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: From our High Street Marlow office proceed to the obelisk roundabout turning right into Spittle Street, continue over the next roundabout into Chapel Street and after a short distance bear left into Wycombe Road, where the property can be found on the right hand side

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.

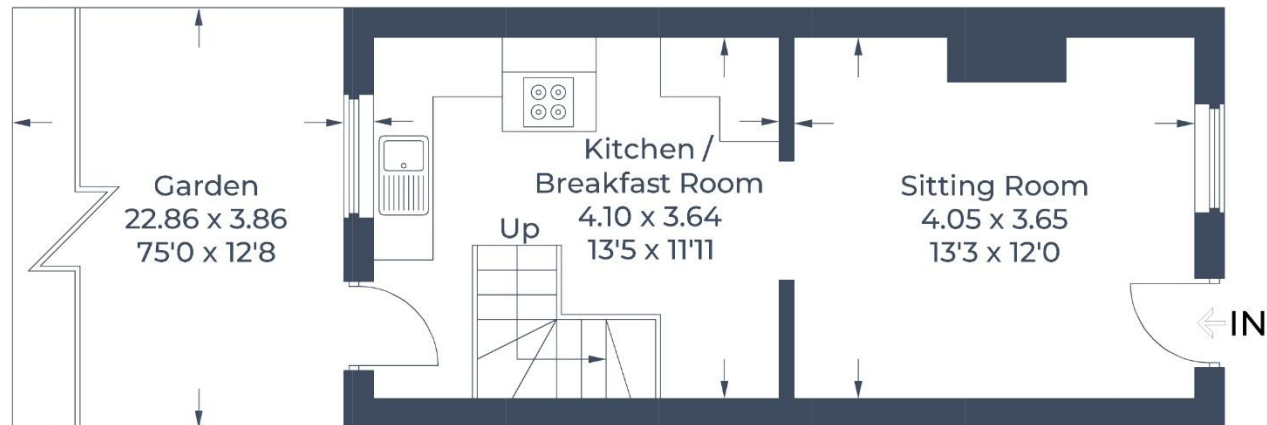
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area = 60.3 sq m / 650 sq ft



First Floor



Ground Floor

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

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