



48 TERRINGTON HILL, MARLOW
PRICE: £1,100,000 FREEHOLD



**48 TERRINGTON HILL
MARLOW
BUCKS SL7 2RF**

PRICE: £1,100,000 FREEHOLD

Situated on this popular development and within a short stroll and catchment of Spinfield Primary School, an extremely well presented four bedroom detached family home providing well-kept and good sized living accommodation worthy of an internal inspection.

**PRIVATE REAR GARDEN: MAIN BEDROOM WITH ENSUITE SHOWER ROOM:
THREE FURTHER BEDROOMS:
FAMILY BATHROOM: ENTRANCE HALL:
CLOAKROOM: LIVING ROOM: DINING ROOM: FITTED KITCHEN/BREAKFAST ROOM: UTILITY ROOM:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: GARAGE/STORE:
DRIVEWAY PARKING.**

TO BE SOLD: forming part of this ever popular development on the west side of Marlow, an attractive four bedroom detached family home providing well-appointed and adaptable living accommodation worthy of an internal inspection. This property is within a short walk of Spinfield Primary School and within easy access of Marlow town centre with 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 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:

Panel front door to **ENTRANCE HALL** stairs to First Floor Landing with covered radiator, wooden flooring.

CLOAKROOM white suite comprising low level w.c., wash hand basin, double glazed frosted window, storage cupboard, radiator.



LIVING ROOM an L-shaped dual aspect room with double glazed windows and doors to the garden, feature fireplace with inset gas coal effect fire, television aerial point, radiators.



DINING ROOM front aspect room with double glazed window, radiator.



KITCHEN/BREAKFAST ROOM fitted with a range of Shaker style, Quartz work surfaces, 6 burner gas hob with cooker hood over, tall cupboard housing oven, grill and microwave, integrated dishwasher & fridge, tiled floor, enamel sink, vertical radiator, dual aspect double glazed windows and doors to garden. Door to

UTILITY ROOM with Shaker style units, enamel sink, space and plumbing for washing machine and tumble dryer, space for freezer, tiled floor, larder cupboard, double glazed window, door to Garage.

FIRST FLOOR LANDING access to loft space, airing cupboard, radiator.



BEDROOM ONE rear aspect room with double glazed windows providing views over the rear garden, built in wardrobes, radiator and door to



ENSUITE SHOWER ROOM tiled and glazed shower, vanity wash hand basin, low level w.c., heated towel rail, fully tiled walls, double glazed frosted window.

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

BEDROOM THREE front aspect room with double glazed window, radiator.

BEDROOM FOUR/STUDY rear aspect room with double glazed window, radiator.



FAMILY BATHROOM comprising enclosed panel bath with Mira shower over, vanity wash hand basin, low level w.c., fully tiled walls, double glazed frosted window.

OUTSIDE

TO THE FRONT is a good sized driveway providing off road parking in front of the **GARAGE/STORE** with roller door, useful storage cupboards, light and power.



TO THE REAR there is an area of private garden which is predominately laid to lawn with panelled fence surround, crazy paved patio area, well stocked flower and shrub borders, fishpond with waterfall, garden shed.



M49040325 **EPC BAND:tbc**
COUNCIL TAX BAND:tbc

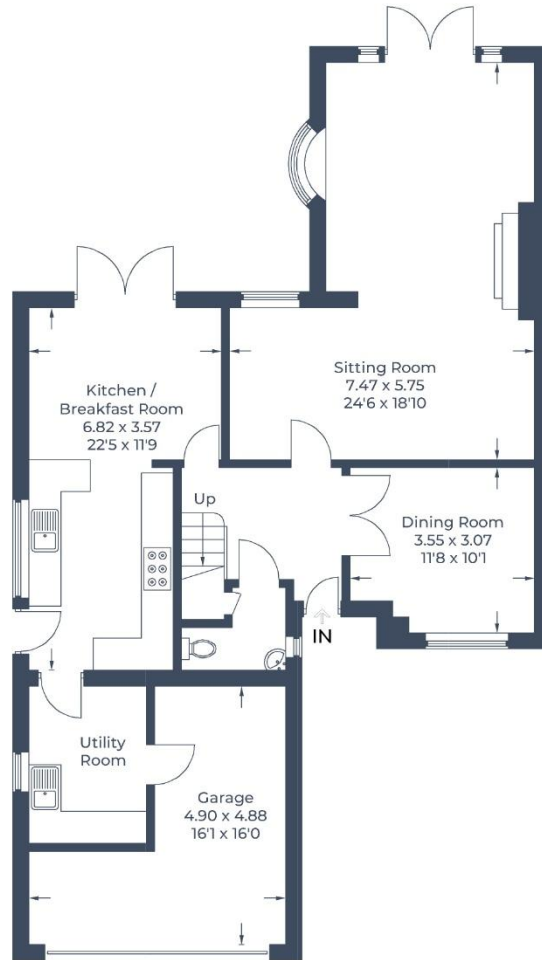
VIEWING: Please contact our Marlow office
homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode SL7 2RF number 48 can be found on the left hand side coming up from Barnards Hill.

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 = 103.2 sq m / 1,111 sq ft
First Floor = 58.8 sq m / 633 sq ft
Total = 162.0 sq m / 1,744 sq ft



Ground Floor



First Floor

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

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