



4 WASHINGTON COURT, MARLOW
PRICE: £440,000 FREEHOLD

am ANDREW
MILSOM

**4 WASHINGTON COURT
GUNTHORPE ROAD
MARLOW
BUCKINGHAMSHIRE
SL7 1UN**

PRICE: £440,000 FREEHOLD

A well presented, three bedroom end terrace home situated on the edge of a popular development a mile from Marlow High Street.

**PRIVATE REAR GARDEN:
THREE BEDROOMS:
MODERN KITCHEN BREAKFAST ROOM:
UPDATED BATHROOM:
LIVING ROOM:
SOUTH FACING GARDEN: GARAGE:
DOUBLE GLAZING:
UPGRADED THROUGHOUT:
GAS CENTRAL HEATING:
OVERLOOKING COMMUNAL GREEN:**

TO BE SOLD: This three bedroom end terrace property has been greatly improved and offers spacious, light and airy living accommodation and benefits from being within a level walk of Marlow High Street and train station. With its excellent range of shopping, Marlow offers sporting and social facilities as well as schools for children of all ages whilst having convenient access to the M4 and M40 motorways. 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.

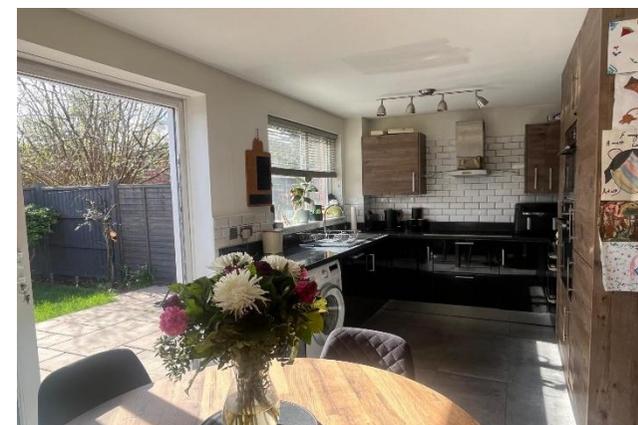
Front door to **ENTRANCE HALL** with storage cupboard, radiator with cover, stairs to First Floor.



LIVING ROOM window to front with radiator under, pendant light, feature fire surround, tv aerial point, wood effect flooring, arch opening into;



KITCHEN fitted with a range of two tone, black gloss and wood effect wall and base units comprising an integrated dishwasher, fridge freezer, one and a half bowl sink with mixer tap, induction hob with extractor over, space for a washing machine, tiled floor.



The **BREAKFAST AREA** overlooks the garden with sliding doors and benefits from a modern, vertical radiator, tiled floor.

FIRST FLOOR LANDING with a window to the side, access to the loft, storage cupboard over the stairs and airing cupboard.

BEDROOM ONE a large double bedroom with a rear aspect, built in wardrobe, radiator under window, pendant light.



BEDROOM TWO front aspect, radiator under window, pendant light.



BATHROOM a modern fitted suite of navy panelled bath with shower over, glass screen and a grey marble effect tile surround. Matching navy enclosed wc and basin unit with storage cupboards and window over, heated towel rail, mirrored vanity cupboard.

BEDROOM THREE front aspect, radiator under window, pendant light.

OUTSIDE



TO THE REAR the garden is mainly paved with an area of lawn with a timber framed shed with gated access to rear. Various parking areas located nearby. **SINGLE GARAGE** in nearby block.

VIEWING: Please arrange a visit by contacting homes@andrewmilsom.co.uk or 01628 890707

DIRECTIONS: Using the postcode SL7 1UN, this property can be found at the far right.

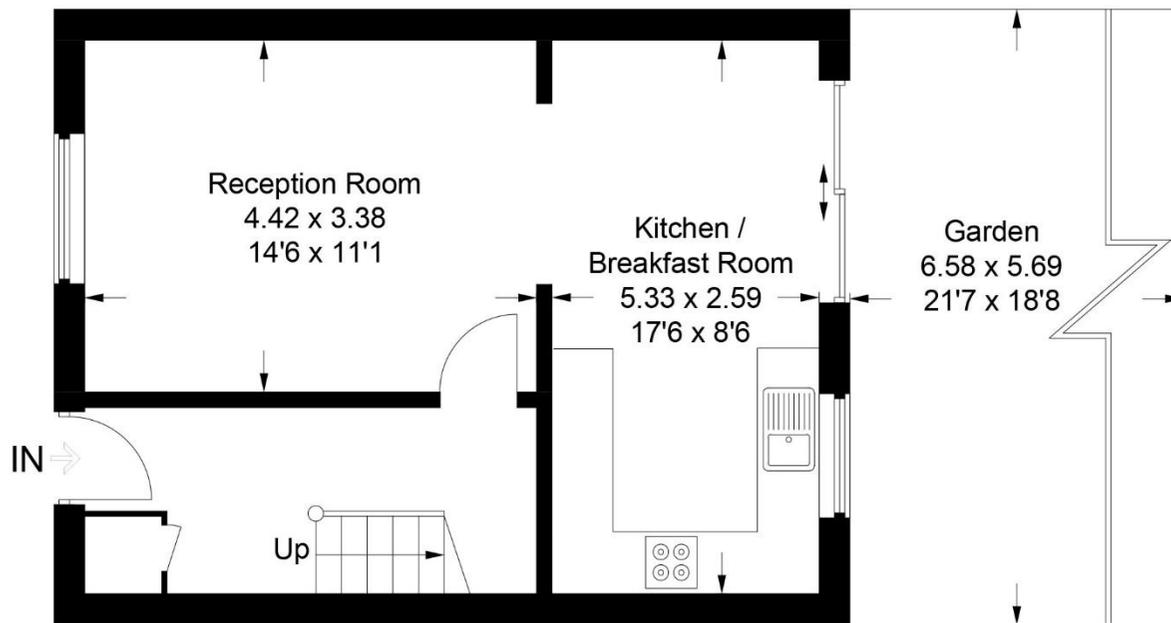
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

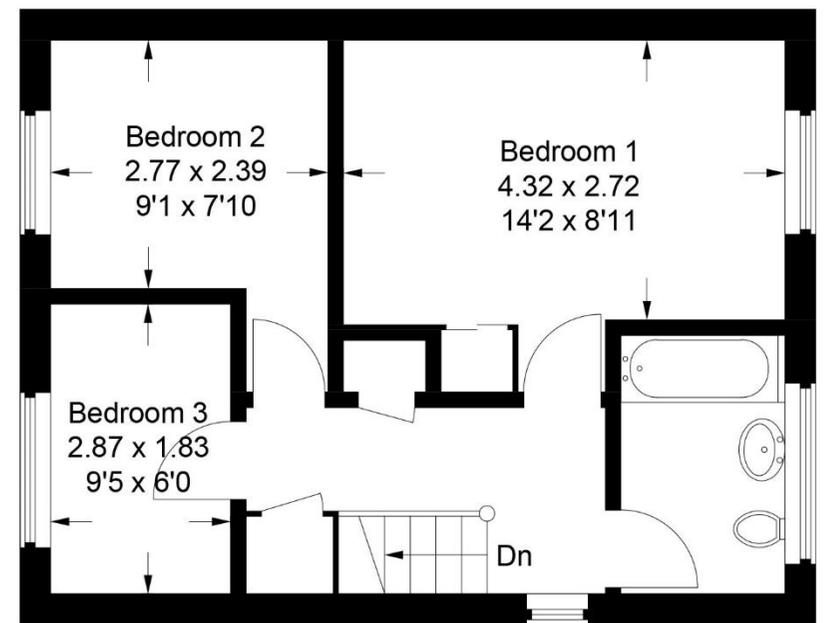
M47461123 EPC BAND: C

COUNCIL TAX BAND: D

Approximate Gross Internal Area
78.4 sq m / 844 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.