



2 QUARRYDALE DRIVE, MARLOW
PRICE £725,000 FREEHOLD

am ANDREW
MILSON

**2 QUARRYDALE DRIVE
MARLOW
BUCKS SL7 1LL**

PRICE £725,000 FREEHOLD

This 1960's built three bedroom semi-detached property occupies a large plot just under one mile from the town centre providing ample scope to extend and remodel (subject to usual planning)

**95' REAR GARDEN:
THREE BEDROOMS: BATHROOM:
SEPARATE W.C.: SITTING ROOM:
DINING ROOM: KITCHEN:
SINGLE GARAGE:
GAS CENTRAL HEATING:
DOUBLE GLAZING:PLANNING
CONSENT FOR GARDENROOM/ANNEXE.**

TO BE SOLD: Situated in a tucked away cul de sac location within easy access to both the High Street and the M4 and M40 motorways, this 1960's semi-detached home offers scope for extension, subject to planning, to create a substantial family home. This mature property occupies a large level plot with a 95' rear garden, garage and parking to the front. Marlow High Street is less than a miles distance and has an excellent range of shopping, sporting and social facilities whilst the town has schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, with links to Crossrail one day. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

COVERED ENTRANCE with quarry tiled step and double glazed front door to

ENTRANCE HALL with stairs to First Floor with cupboard under, radiator, wooden flooring.



SITTING ROOM: double glazed window overlooking the front, radiator, wooden flooring, glazed double doors to



DINING ROOM: radiator, double glazed window overlooking the rear, wooden flooring and door to



KITCHEN: fitted with a range of matching units, roll edge work surfaces, single bowl sink, space for range cooker, space and plumbing for dishwasher, wooden flooring, larder cupboard, rear aspect double glazed window, door to side..

FIRST FLOOR LANDING with access to loft, airing cupboard, wooden flooring.



BEDROOM ONE: radiator and double glazed window with garden view, radiator.



BEDROOM TWO: front aspect double glazed window, wooden flooring, radiator.

BEDROOM THREE: front aspect double glazed window, wooden flooring, radiator.



BATHROOM: white suite comprising tile enclosed bath with shower over, wash hand basin, double glazed frosted window, heated towel rail, tiled floor.

SEPARATE W.C. with low level wc.

OUTSIDE

TO THE FRONT is driveway for the parking of two cars with gated side access to the rear and electric car charging point.

SINGLE DETACHED GARAGE.



THE REAR GARDEN is a feature of the property and includes a flagstone patio with outside tap, part walled and panel fenced boundary on the eastern side, concrete pathway with lawns to either side. The rear garden measure approximately 95' in depth. The current owners have gained planning consent for a garden room/annexe to be built in the rear garden and the plans for this are available upon request.

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EPC BAND: the

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 towards the River Bridge taking the first exit at the mini roundabout into Station Road. Continue along this road into Dedmere Road and at the T junction turn a little right and then immediately left into Quarrydale Drive.

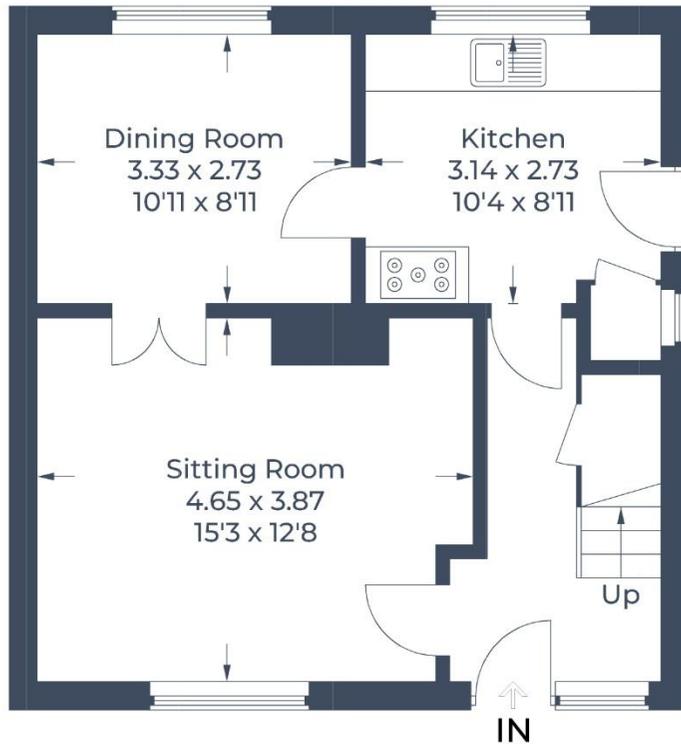
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

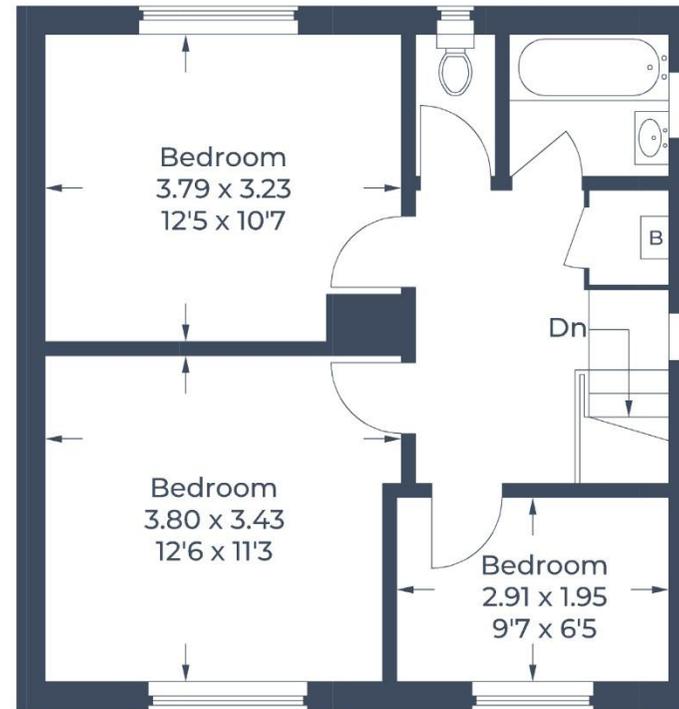
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 45.7 sq m / 492 sq ft
First Floor = 45.5 sq m / 490 sq ft
Garage = 10.4 sq m / 112 sq ft
Total = 101.6 sq m / 1,094 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)