



10 GRATTON COURT, MARLOW
PRICE: £399,950 FREEHOLD

am ANDREW
MILSON

**10 GRATTON COURT
PEACOCK ROAD
MARLOW
BUCKS SL7 1UG**

PRICE: £399,950 FREEHOLD

Situated in a sought after location opposite an open green and with easy access to the M4 and M40 motorways, this well presented three bedroom mid terrace home is recommended for a viewing.

**30FT LANDSCAPED GARDEN:
THREE BEDROOMS:
REFITTED BATHROOM: LIVING ROOM:
REFITTED KITCHEN/DINING ROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZING: SINGLE GARAGE:
RESIDENTS CAR PARK NEARBY.**

TO BE SOLD: A well presented mid terraced home situated approximately one mile east of Marlow in a popular residential area ideally placed for access to the M4 and M40 motorways and primary and secondary schools. The property is offered for sale in excellent decorative order having had the kitchen and bathroom refitted in 2017. Elsewhere, this fine home is being sold with a nearby SINGLE GARAGE and is further enhanced by double glazing and gas fired warm air central heating to vents distributed throughout the house. Marlow Town centre is approximately one miles distance and has 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:

COVERED ENTRANCE double glazed front door

ENTRANCE HALL stairs to First Floor with recess under, shelved cupboards, airing cupboard with Johnson Starley gas fired boiler, deep shelved cupboard.



LIVING ROOM wooden floor and wide opening to



KITCHEN/DINING ROOM refitted white wall and base units with contrasting granite style working surfaces with stainless steel sink, mixer tap, Neff double oven, space for fridge, AEG induction hob with extractor hood, Zanussi dishwasher, space and plumbing for washer/dryer, retractable drawers,

wooden floor, space for table and double glazed sliding patio door to garden.

FIRST FLOOR LANDING access to loft, airing cupboard with lagged hot water cylinder and shelving, storage cupboard.



BEDROOM ONE warm air vents

BEDROOM TWO warm air vents

BEDROOM THREE warm air vents



BATHROOM refitted with white suite of P shaped panel bath with mixer tap and shower attachment with screen, low level w.c., wash basin set in vanity cupboards, tiled splash backs, mirror, medicine cabinets, tiled floor, spotlighting, heated towel rail.

OUTSIDE

THE FRONT GARDEN is enclosed by panel fencing and brick walling with gravel beds and a pathway leading to the front door.



THE REAR GARDEN is approximately 30ft (9.14m) in depth with gated access to a parking area for residents with adjacent private garage. The garden has a covered loggia with deck to side, outside lighting and power point, flagstone patio with artificial lawn area with well stocked flower and shrub beds, timber garden shed, fish pond and fountain.

SINGLE GARAGE in block to the rear of the property with up and over door



M48141124 **EPC BAND: D**
COUNCIL TAX BAND: D

VIEWING: Please contact our Marlow office
marlow@andrewmilsom.co.uk or 01628 531 222.

DIRECTIONS: using the postcode SL7 1UG turn into Peacock Road and number 10 Gratton Court will be found on the left 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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

Approximate Gross Internal Area
 Ground Floor = 39.7 sq m / 427 sq ft
 First Floor = 39.8 sq m / 428 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 92.0 sq m / 989 sq ft
 (Excluding External Cupboard)

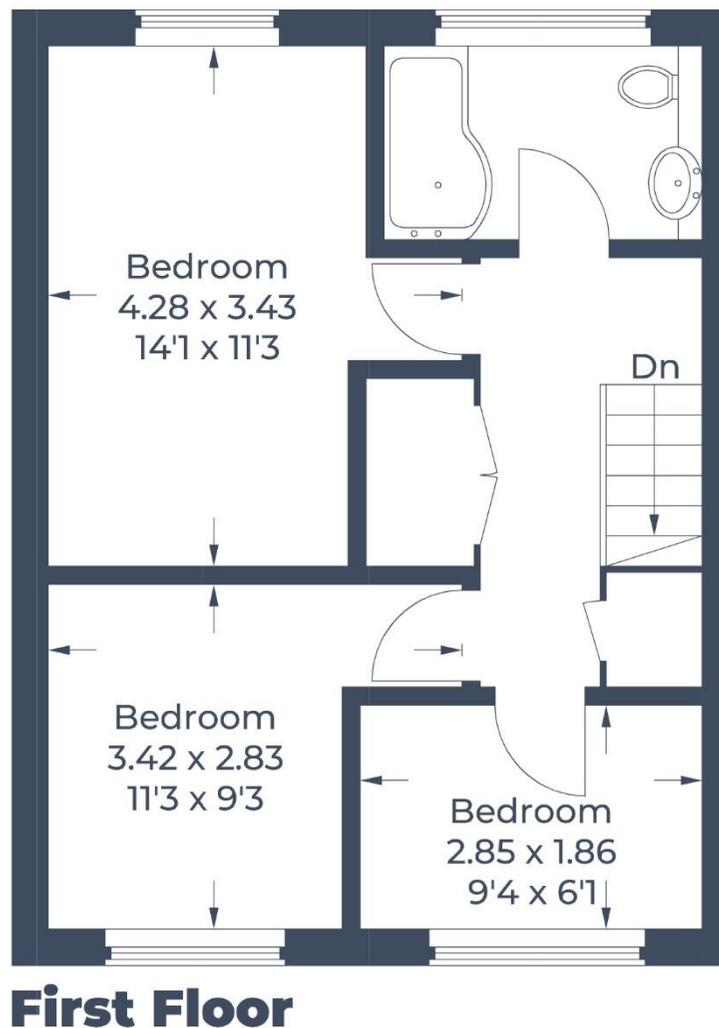
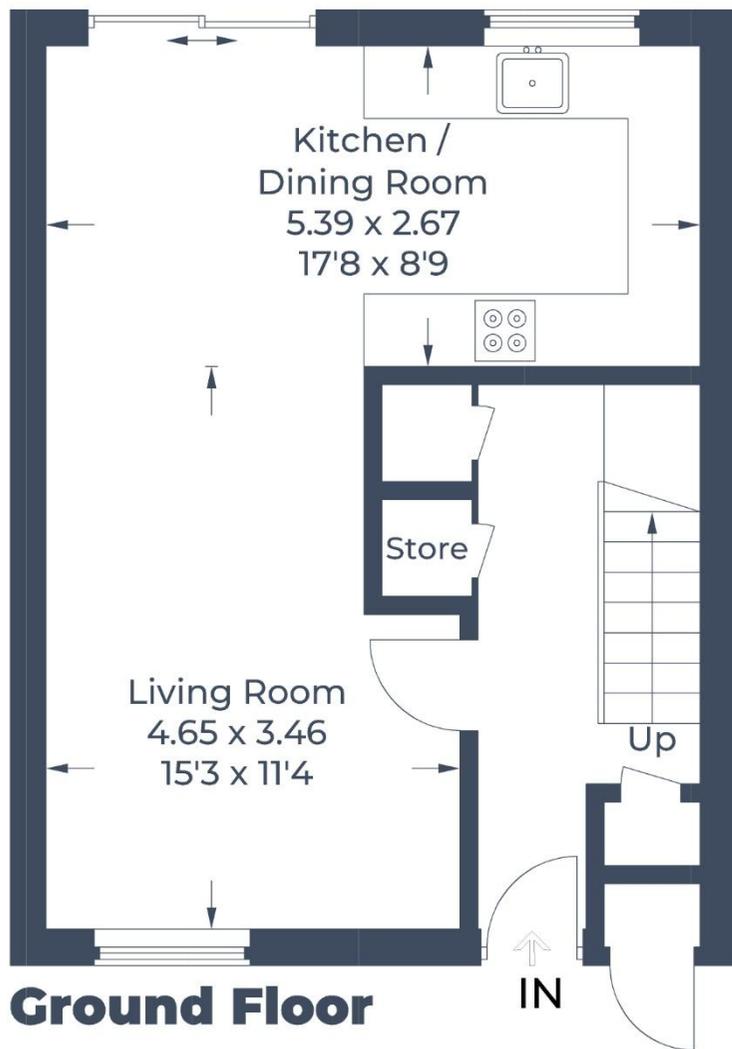


Illustration for identification purposes only,
 measurements are approximate, not to scale.

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