



**9 CHARGERS PADDOCK, MARLOW**  
**PRICE: £250,000 LEASEHOLD**

**am** ANDREW  
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**9 CHARGERS PADDOCK  
HARLEYFORD ESTATE  
HENLEY ROAD  
MARLOW  
BUCKS SL7 2DX**

**PRICE: £250,000 LEASEHOLD**

Situated on the Bucks banks of the River Thames, just a stone throw from the water, a top quality two double bedroom detached lodge with superbly equipped accommodation and delightful views.

**OPEN PLAN KITCHEN/BREAKFAST ROOM:  
SITTING ROOM: TWO BEDROOMS:  
ENSUITE SHOWER ROOM:  
SEPARATE BATHROOM:  
ELECTRIC CENTRAL HEATING: DOUBLE  
GLAZING: VAULTED CEILINGS:  
THREE PARKING SPACES:  
WIDE DECK WITH VIEWS TO THE RIVER:  
OAK VENEER FLOORING:  
VIEWING HIGHLY RECOMMENDED.**

**TO BE SOLD:** A delightful two bedroom single storey lodge peacefully set in the beautiful Riverside Harleyford Estate which boasts an 18 hole golf course and Marina within two miles of thriving Marlow. The property occupies a prime location on the banks of the Thames and is well placed for tow and footpath walks into the Town. The property itself has been equipped to an excellent standard and provides stylish accommodation with light rooms. The Kitchen/breakfast room opens to the sitting room which has a fireplace, vaulted ceiling and doors onto a sunny deck. Nearby Marlow 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** glazed front door to

**ENTRANCE HALL** vaulted ceiling, radiator, fitted cupboard with Heatrae Sadia electric boiler. Wall thermostat and opening to



**KITCHEN/BREAKFAST ROOM** with range of cream gloss wall and base units with granite working surfaces, one and a half sinks with drainer and mixer tap, Bosch appliances including four ring induction, hob with oven, cooker hood, microwave oven, washer/dryer, dishwasher, fridge and freezer fitted drawers, breakfast bar, two encased radiators, roof lights and opening to,



**SITTING ROOM** triple aspect with roof light, vaulted ceiling, inset lighting, double glazed double doors onto the west facing deck with river views, encased radiator, part panelled walls.



**BEDROOM ONE** radiator, fitted, wardrobe door to n suite, shower room with

**ENSUITE SHOWER ROOM** full width shower cubicle with tiled surround glazed doors, wash basin with vanity cupboards, low level WC, heated towel rail.



**BATHROOM** with white suite of panelled bath, shower attachment, glazed screen, wash basin with vanity cupboards, low level, WC, heated towel rail, tiled walls.



**BEDROOM TWO** radiator, mirror fronted wardrobe.

**OUTSIDE** The property is approached over a flagstone pathway onto wooden steps leading to a wide deck ideal for 'alfresco' dining and with superb views over the grounds towards the river. The deck is enclosed by smoked glass and chrome balustrading with the decked pathway leading to the front door. There are pleasant walkways leading to other areas of the Estate, including the marina and golf course.

The property is well illuminated and has a useful timber garden store and **THREE PARKING SPACES**.



**TENURE:** The **LEASE** had 42 unexpired years. The last annual **GROUND RENT** payment was 2,488.16. The last **SERVICE CHARGE** was £3,120.00 per annum.

**M49170426**                      **EPC BAND: N/A**  
**COUNCIL TAX BAND: EXEMPT**



**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or 01628 890707.



**DIRECTIONS:** Use **SL7 2DX** and at the security gate you will be guided to Chargers Paddock. No 9 is towards the end on the left

**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 = 55.6 sq m / 598 sq ft

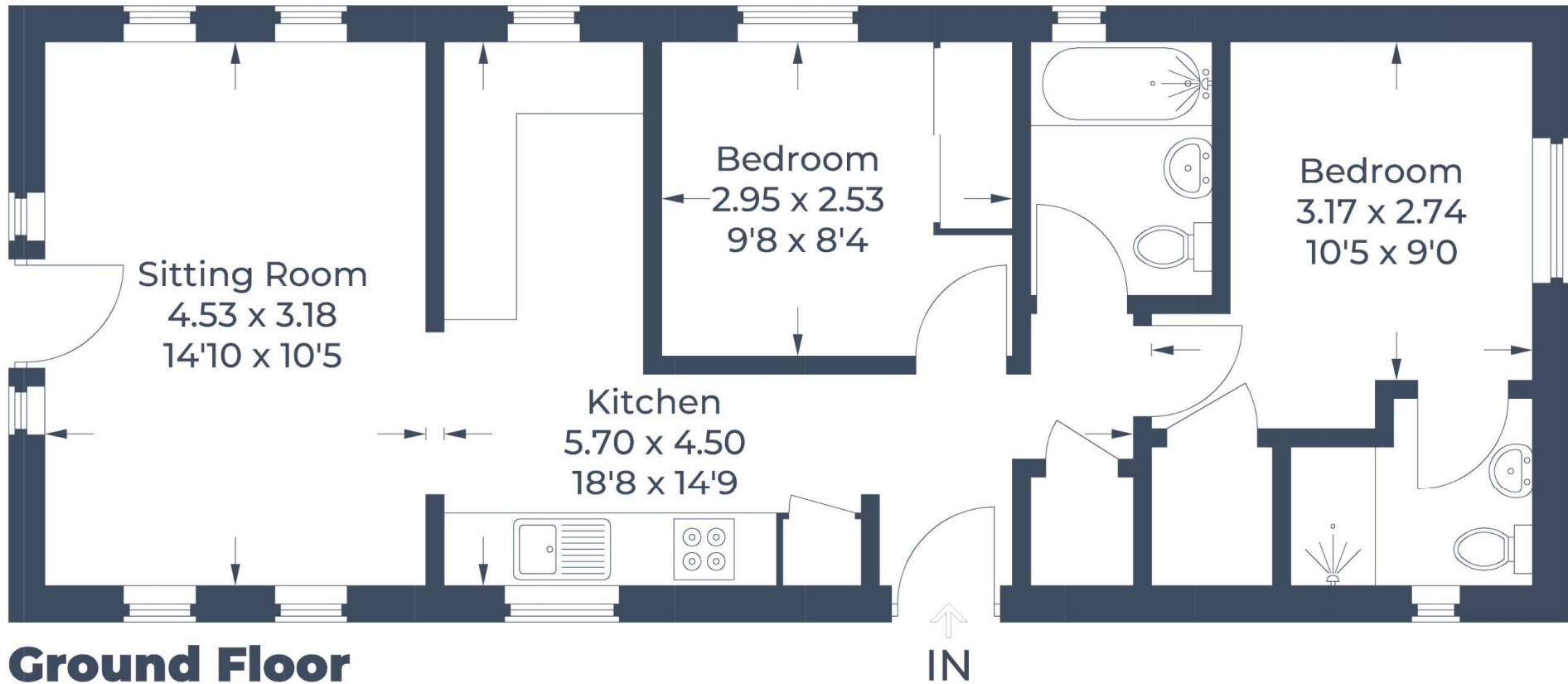


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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