



5 WILLOWBANK, MARLOW BOTTOM
PRICE: £480,000 FREEHOLD

am ANDREW
MILSON

**5 WILLOWBANK
MARLOW BOTTOM
BUCKS SL7 3PH**

PRICE: £480,000 FREEHOLD

A well presented and planned two bedroom end of terraced cottage style home conveniently situated in this cul-de-sac setting in the heart of the village, close to all amenities and with easy M40 motorway access at Handy Cross

**LANDSCAPED REAR GARDEN:
TWO BEDROOMS: MODERN
BATHROOM: LIVING ROOM:
FITTED KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING: TWO ALLOCATED
PARKING SPACES: OAK FLOORING:
NO ONWARD CHAIN**

TO BE SOLD: This attractive cottage style end of terrace home is highly recommended for an internal inspection and will be ideal for a single person or a professional couple. The property is conveniently located close to local shops and amenities in this popular village which is ideally placed for fast M4 & M40 access. This delightful home benefits from two bedrooms, a good sized living room, a modern kitchen, gas central heating to radiators as well as replacement windows, external doors, fascias and soffits in 2024. Marlow is within two miles with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington via Maidenhead and for the commuter the M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

COVERED ENTRANCE front door two,

ENTRANCE HALL radiator, oak floor, stairs to first floor, cupboard under, wall thermostat,



KITCHEN range of white gloss wall and base units with single drainer sink with mixer tap, space and plumbing for washing machine, fridge, freezer, four ring induction hob with cook hood, electric oven, fitted drawers, tiled floor, slimline dishwasher, Worcester gas fired boiler,



LIVING ROOM oak floor, radiator, double glazed patio doors to garden.

FIRST FLOOR

LANDING access to loft radiator, laminated floor



BEDROOM ONE radiator, laminated floor, built-in wardrobes, window overlooking rear garden,



BEDROOM TWO radiator, fitted desk, laminated floor, window overlooking the front.



BATHROOM with white suite of panel bath, separate shower unit with screen, low level WC, wash basin with vanity drawers, tiled floor and wall surrounds, extraction fan

OUTSIDE



THE FRONT GARDEN includes a lawn area with rose bushes, pathway leading to the front door, panel fencing with an

TWO ALLOCATED PARKING SPACES



THE REAR GARDEN has been cleverly landscaped with a flagstone patio. There is gated side access, lighting, water tap, panel fencing and steps up with tiered herbaceous beds to side leading to a decking area ideal for 'al fresco' dining with wooden balustrade and panelled fencing. This is an ideal area to catch the end of the day sun.

VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707** homes@andrewmilsom.co.uk

DIRECTIONS: Use post code **SL7 3PH** and having entered Marlow Bottom from the Wycombe Road, Willowbank is on the right just after the turning into New Road.

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.

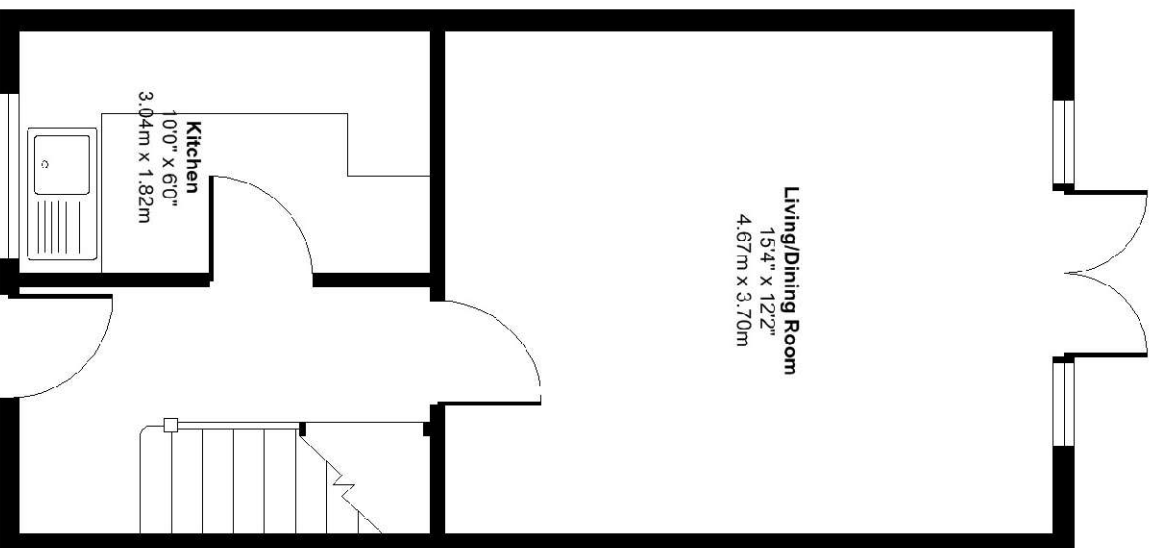
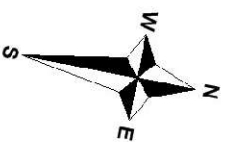
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form

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.

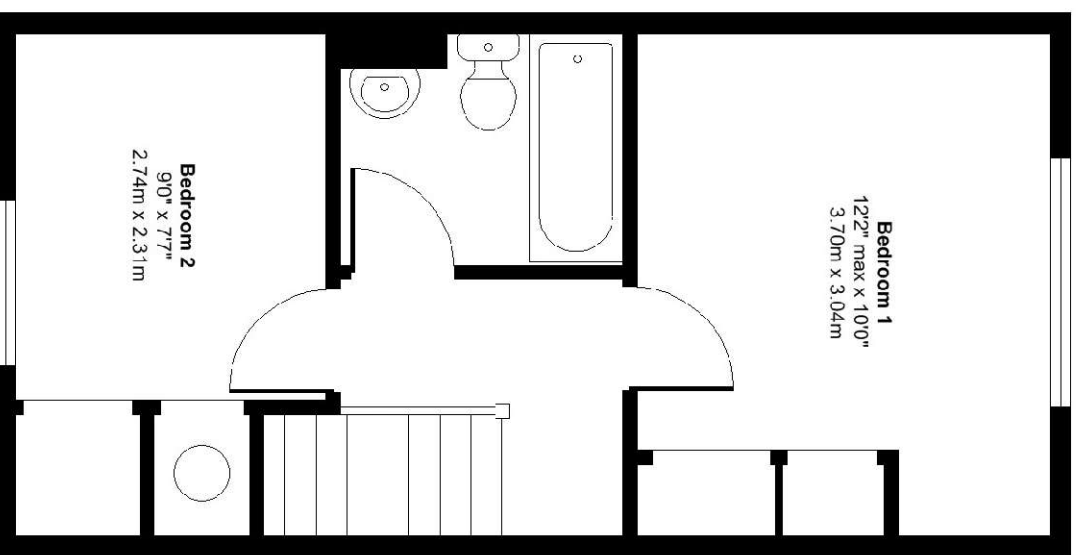
**M18840726. EPC BAND: C
COUNCIL TAX BAND: D**

NOT TO SCALE

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Ground Floor
Approx 301 sq ft - 28 sq m
(gross internal)



First Floor
Approx 301 sq ft - 28 sq m
(gross internal)