



**21 RIVER PARK DRIVE, MARLOW**  
**PRICE: £1,100,000 FREEHOLD**

**am** ANDREW  
MILSON

**21 RIVER PARK DRIVE  
MARLOW  
BUCKS SL7 1QT**

**PRICE: £1,100,000 FREEHOLD**

A well appointed and thoughtfully extended three bedroom detached family home situated in this popular and convenient setting within a short stroll and level walking distance of Marlow High Street.

**WELL KEPT & PRIVATE REAR GARDEN:  
MAIN BEDROOM WITH ENSUITE  
BATHROOM: TWO FURTHER  
BEDROOMS: ONE WITH EN SUITE SHOWER  
FAMILY BATHROOM: SEPARATE WC:  
ENTRANCE HALL:  
CLOAKROOM: LIVING/DINING ROOM:  
STUDY: KITCHEN/BREAKFAST ROOM:  
GARAGE: DOUBLE GLAZING:  
GAS CENTRAL HEATING TO RADIATORS:  
DRIVEWAY PARKING.**

**TO BE SOLD:** an attractive and improved three bedroom detached family home situated in this popular and convenient setting and with views across a central green to the front. River Park Drive is located within easy access of Marlow town centre with an excellent range of 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:

Part glazed front door to **ENTRANCE LOBBY** with tiled flooring, radiator and door to **ENTRANCE HALL** stairs to First Floor Landing, storage cupboard, wooden flooring.

**CLOAKROOM** comprising low level w.c., wash hand basin, fully tiled walls.



**LIVING/DINING ROOM** a dual aspect room with double glazed window and doors to garden, feature log effect gas fire, engineered oak flooring, tv point, radiators and door to



**STUDY** with double glazed window, radiator.



**KITCHEN/BREAKFAST ROOM** fitted with a matching range of floor and wall units, granite work surfaces incorporating a two seater breakfast bar, stainless steel gas hob with cooker hood over, one and half bowl sink, tall cupboard housing oven, grill and microwave, integrated dishwasher, washing machine and fridge/freezer, rear aspect double glazed window, radiator and door to side.

**FIRST FLOOR**

**LANDING** with double glazed window with view over central green, radiator, airing cupboard and access to partly boarded loft space.



**BEDROOM ONE** front aspect room with double glazed window and views over central green, walk in wardrobe with hanging and shelving space, radiator.



**EN SUITE BATHROOM** with an enclosed panel bath with mixer taps and shower attachment, separate tiled and glazed shower, wash hand basin, low level wc, fully tiled walls, double glazed frosted window, heated towel rail and underfloor heating.



**BEDROOM TWO** rear aspect room with double glazed window, radiator.

**EN SUITE SHOWER** with tiled and glazed shower, wash hand basin.

**BEDROOM THREE** rear aspect room with double glazed window, built in wardrobe, radiator.



**FAMILY BATHROOM** with enclosed panel bath with shower over, wash hand basin, heated towel rail, double glazed frosted window.

**SEPARATE WC** with low level wc.

#### **OUTSIDE**

To the front is a good size driveway providing ample parking and a **GARAGE** with up and over door light and power.



**TO THE REAR** of the property is a private area of garden which is predominately laid to lawn with panelled fence surround, flower and shrub borders, garden shed.

**M49030326**      **EPC BAND: D**

**COUNCIL TAX BAND: TBC**

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

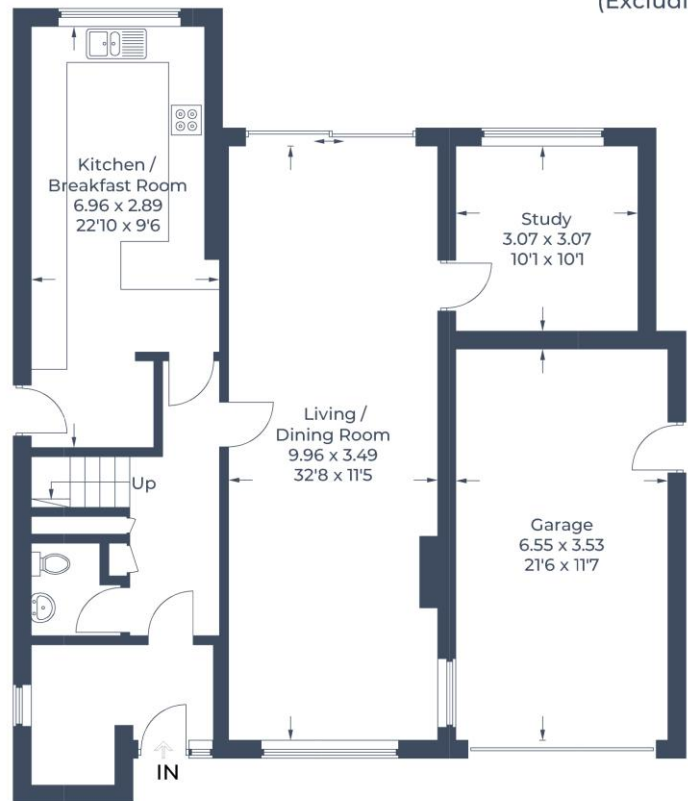
**DIRECTIONS:** from our office in the High Street turn left and at the mini roundabout turn left into Station Road. Continue until the crossroads turning right into Lock Road where River Park Drive can be found, after a short distance, on the left hand side.

**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.

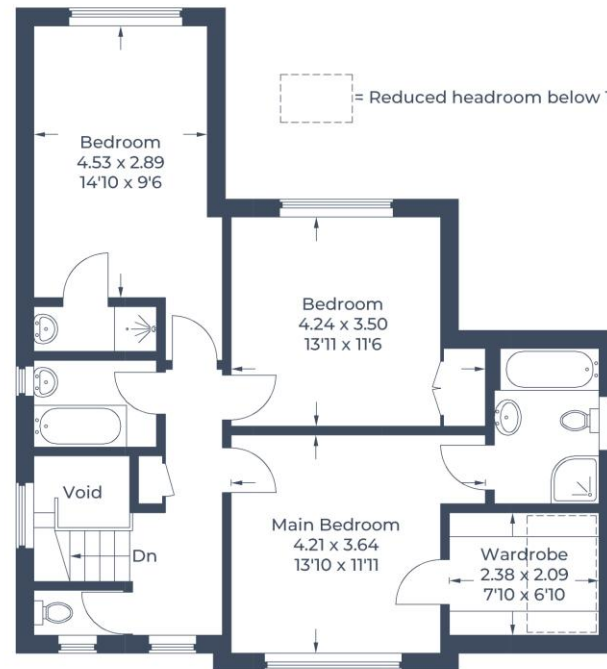
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 = 85.6 sq m / 921 sq ft  
 First Floor = 67.7 sq m / 729 sq ft  
 Garage = 23.4 sq m / 252 sq ft  
 Total = 176.7 sq m / 1,902 sq ft  
 (Excluding Void)



**Ground Floor**



**First Floor**

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