



88 WEST STREET, MARLOW
PRICE: £495,000 FREEHOLD

am ANDREW
MILSOM

**88 WEST STREET
MARLOW
BUCKS SL7 2BP**

PRICE £495,000 FREEHOLD

This delightful Grade II listed terrace cottage, dating back to the early 19th Century, enjoys a particularly convenient location within easy level walking distance of the High Street and backs onto Borlase playing fields.

**60 FT REAR GARDEN: TWO BEDROOMS:
SHOWER ROOM: SITTING ROOM:
DINING ROOM: KITCHEN WITH
APPLIANCES: DOUBLE GLAZING:
GAS CENTRAL HEATING:
NO ONWARD CHAIN.**

TO BE SOLD: this charming Grade II listed period cottage, thought to date back to the early 19th Century, has been considerably updated and improved over the years. The cottage occupies a particularly convenient position within easy level walking distance of Marlow High Street and an excellent range of shopping, sporting and social facilities and enjoys a fine outlook across Borlase playing fields to the rear. Marlow has a railway station with train service to Paddington, via Maidenhead and the M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. Whilst, in some ways, the cottage is an ideal pied-a-terre, letting investment or retirement home, the house is in the popular Danesfield School catchment and literally adjacent to Sir William Borlase's Grammar School. Over the years there has been a number of improvements including rewiring to a generous specification and upgrading of the kitchen and the first floor shower room.

VIEWING: Please arrange to view with our Marlow office homes@andrewmilsom.co.uk or 01628 890707

DIRECTIONS: Use **SL7 2BP** which will take you to West Street. No 88 will be found on the right hand

The accommodation is arranged over two floors as follows:



SITTING ROOM front door, wood strip flooring, radiator, attractive fireplace with wood surround and gas coal effect fire, cupboards and display shelves to sides, bay window, glazed double doors to the



DINING ROOM wood strip flooring, radiator, stairs to First Floor, under stairs cupboard, glazed double doors to:



KITCHEN extensive granite work surfaces, butlers sink, drawers and cupboards, Neff dishwasher, Hotpoint washing machine, Samsung wine fridge, integral fridge and freezer, Stoves stainless steel oven with four plate gas hob, cooker hood over, radiator, slate tiled floor, stable door to Rear Garden.

FIRST FLOOR LANDING with Velux roof light, access to loft and doors off to



BEDROOM ONE radiator, secondary double glazed window with outlook to the front over Remnantz, range of fitted wardrobes.



BEDROOM TWO secondary double glazing with outlook across Borlase playing fields to the rear, radiator, built in cupboard with the Megaflow hot water tank, Glow-Worm gas fired boiler.

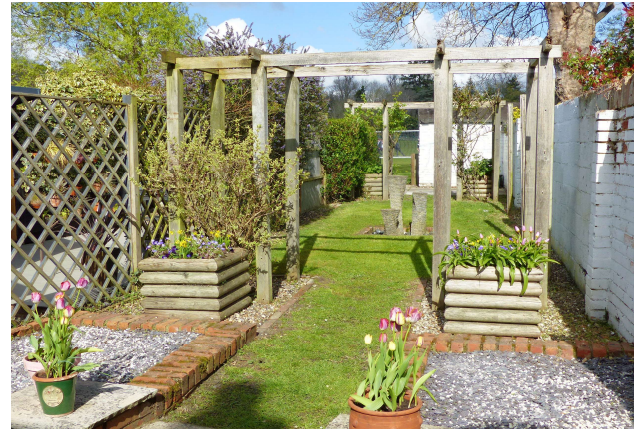


SHOWER ROOM stone tiled floor and walls, low level w.c., wash basin, chrome towel rail/radiator, extractor fan, mirrored vanity cabinet with lighting, shower cubicle.

OUTSIDE

TO THE REAR the gardens have been attractively landscaped with a paved patio with raised seating, water point, power and outside light. There is a step up to shaped lawn with two pergolas and a central water feature and garden lighting, beyond which is a

further patio and the **USEFUL BRICK BUILT STORE** about 7' x 3' (2.13 x 0.91m). At the end there is a gate for occasional, prearranged, access to West St via Borlase playing fields, if required.



**M203A0526 COUNCIL TAX BAND D
EPC BAND: D**

PARKING: There is a Buckinghamshire Council car park within a short walk. Open 24/7 and discounted season tickets are available.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. As a result on agreement of a purchase you will be invited to

complete a mandatory AML check at a cost of **£30 plus VAT** per named buyer.



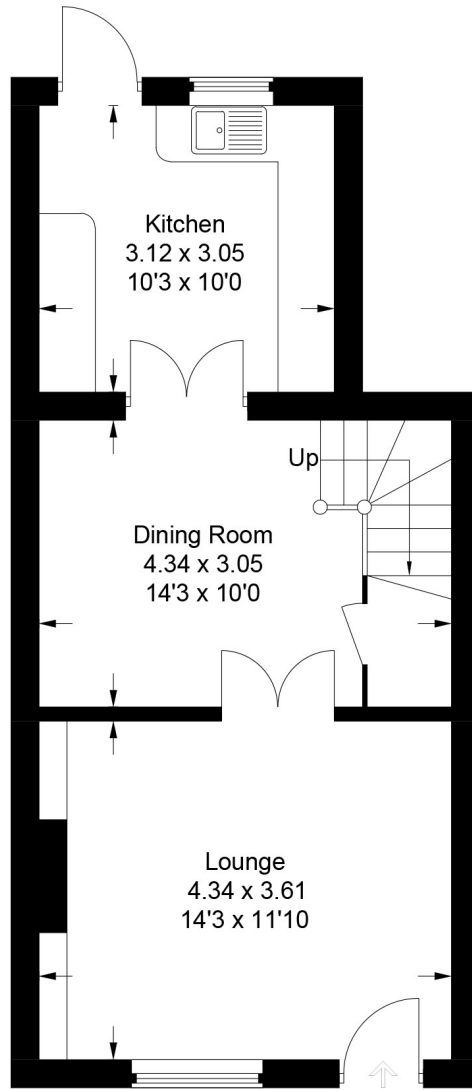
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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.

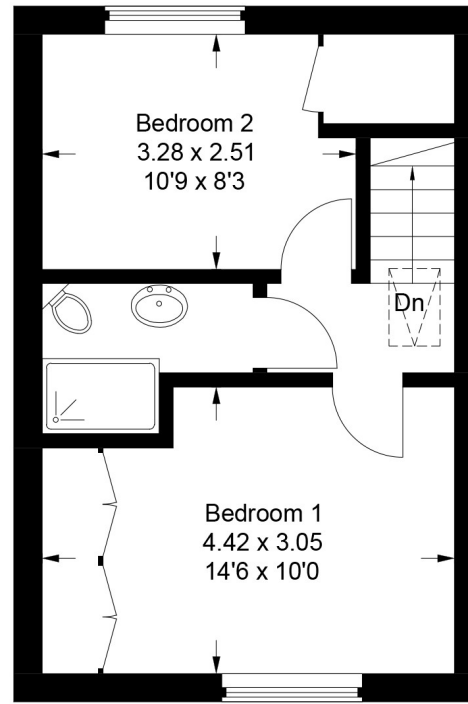




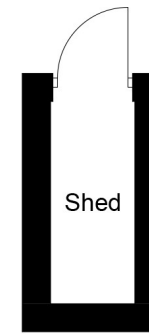
Approximate Gross Internal Area = 75 sq m / 802 sq ft
Outbuilding = 2 sq m / 21 sq ft
Total = 77 sq m / 823 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.