



44 CHURCHILL DRIVE, MARLOW
PRICE: £470,000 FREEHOLD

am ANDREW
MILSON

**44 CHURCHILL DRIVE
MARLOW
BUCKS SL7 1TW**

PRICE: £470,000 FREEHOLD

An extremely well appointed and recently extended three bedroom terraced home situated on this popular development within one mile of Marlow High Street.

**LOW MAINTENANCE REAR GARDEN WITH HOME OFFICE/GARDEN ROOM:
THREE BEDROOMS: BATHROOM:
ENTRANCE HALL: LIVING ROOM:
REFITTED KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: CLOAKROOM:
GAS CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZING: ON STREET PARKING.**

TO BE SOLD: a very well presented three bedroom home situated on this popular development having been considerably improved over recent times and now benefitting from well planned and extended living accommodation worthy of an internal inspection. 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:

Part glazed front door to **ENTRANCE HALL** double glazed window and door to



LIVING ROOM front aspect double glazed window, laminated wood flooring, television aerial point, stairs to First Floor Landing with storage cupboard under, radiator and glazed door to



KITCHEN/BREAKFAST ROOM recently refitted with a range of Shaker style floor and wall units, granite work surfaces, one and a half bowl sink, drinking water tap, stainless steel gas hob with extractor fan over, tall cupboard housing electric oven, integrated dishwasher, fridge freezer and washing machine, rear aspect double glazed window, vertical radiator, tiled floor.



UTILITY ROOM useful storage cupboards, space for tumble dryer, concealed central heating boiler, radiator, door to garden.

CLOAKROOM comprising low level w.c., vanity wash hand basin, tiled floor, fully tiled walls, heated towel rail, double glazed frosted window.

FIRST FLOOR

LANDING airing cupboard, additional storage cupboards, access to boarded loft space with fitted ladder.



BEDROOM ONE front aspect room with double glazed window, built in wardrobe, radiator.



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

BEDROOM THREE front aspect room with double glazed window, radiator.



BATHROOM refitted white suite comprising tile enclosed bath with shower over and mixer taps, wash hand basin, low level w.c., fully tiled walls, heated towel rail, double glazed frosted window.

OUTSIDE



TO THE REAR of the property is a low maintenance area of paved garden with panel fence surround, outside tap, water softener, gated rear access.



HOME OFFICE/GARDEN ROOM double glazed windows and doors, laminated wood flooring with underfloor heating, fully insulated.

TO THE FRONT is an area of lawned garden with pathway to the front door.

PARKING there is ample on street parking available.

M48700725 EPC BAND: C

COUNCIL TAX BAND: C

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 1TW** number 44 can be found towards the far end of the development on the right 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.

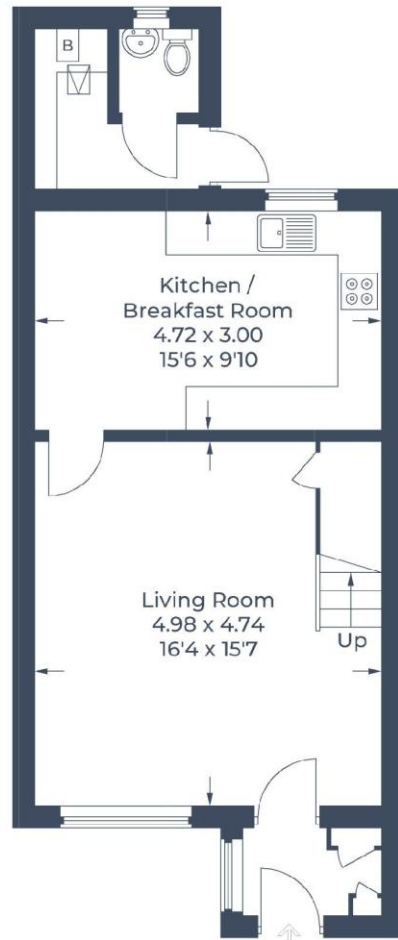
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

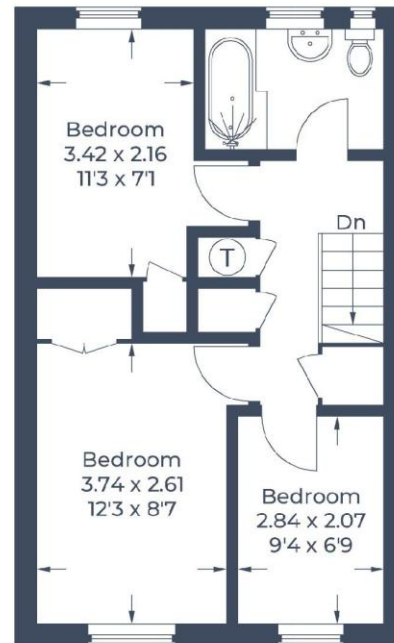
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 41.7 sq m / 449 sq ft
First Floor = 38.7 sq m / 416 sq ft
Outbuildings = 11.0 sq m / 118 sq ft
Total = 91.4 sq m / 983 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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