



22 HYDE GREEN, MARLOW
PRICE: £1,395,000 FREEHOLD

am ANDREW
MILSOM

**22 HYDE GREEN
MARLOW
BUCKS SL7 1QL**

PRICE: £1,395,000 FREEHOLD

This deceptively spacious and versatile detached family house enjoys a peaceful position at the end of a quiet cul de sac within level walking distance of the town centre, river and station.

**SOUTH WEST FACING 85' GARDEN:
PRINCIPAL SUITE OF BEDROOM, DRESSING
& SHOWER ROOM:
THREE FURTHER DOUBLE BEDROOMS:
TWO BATHROOMS: CLOAKROOM:
SITTING ROOM: FAMILY ROOM:
STUDY/SNUG:
SUPERB KITCHEN/DINING ROOM:
UTILITY ROOM: GAS CENTRAL HEATING:
MOSTLY DOUBLE GLAZED:
OFF ROAD PARKING.**

TO BE SOLD: this mature detached family house has been extended and improved over the years to create spacious and versatile accommodation of which an internal inspection is strongly recommended. Situated at the end of a quiet cul de sac, there is a nearby footpath leading to riverside parks and the railway station is within a few hundred yards with train service to Paddington, via Maidenhead onto the Elizabeth Line. Marlow High Street is about half a mile distant with an excellent range of shopping, sporting and social facilities and the house is within the popular Holy Trinity and Sandygate School catchments and equidistant from Sir William Borlase's Grammar School and Great Marlow Secondary School. The accommodation is arranged over three floors as follows:

Part glazed front door to **ENTRANCE LOBBY** with quarry tiled flooring, cloaks space and part glazed door to

ENTRANCE HALL with stripped flooring, stairs to First Floor, radiator in cover, built in cloaks cupboard.

CLOAKROOM with low level w.c., pedestal wash basin, radiator.



DUAL ASPECT SITTING ROOM a most impressive room with oak strip flooring, two radiators, glazed double doors to patio and gardens, fireplace with log burner.



FAMILY ROOM with double glazed window overlooking the front, radiator. Wide opening to:

STUDY/SNUG, wood strip flooring, radiator, double glazed window overlooking the front and doors to the side.



TRIPLE ASPECT KITCHEN/DINING ROOM a superb room with tiled flooring, three radiators, inset lighting, two sets of double glazed double doors opening to patio and gardens, extensive wood work surface with drawers and cupboards under, one and a bit stainless steel sink unit inset, Smeg range style oven with six gas hobs, stainless steel splash back with cooker hood over, corner chopping board with carousel unit beneath, Siemens integrated dishwasher, integrated fridge and freezer.

UTILITY ROOM with concealed Worcester central heating boiler, shelved storage cupboard

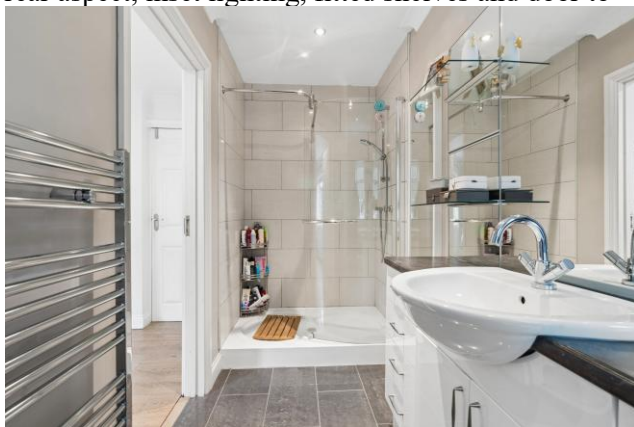
FIRST FLOOR

LANDING with airing cupboard with pressurised hot water tank, built in storage cupboard, stairs to Second Floor and opening to

PRINCIPAL SUITE OF DRESSING ROOM with ample hanging and storage space, double glazed window overlooking the front, space and plumbing for washing machine and tumble dryer, laminated flooring and door to



BEDROOM ONE with laminated flooring, radiator, rear aspect, inset lighting, fitted shelves and door to



EN SUITE SHOWER ROOM with walk in shower with fully tiled splash back, long vanity surface with wash basin inset, range of drawers and cupboards under, low level w.c., extractor fan as well as double glazed window, tiled flooring, heated towel rail.

BEDROOM TWO with double glazed window overlooking the front with radiator, laminated flooring, fitted shelves.

BEDROOM THREE with rear aspect, laminated flooring, radiator.

BATHROOM with tiled panel enclosed bath with mixer tap and shower attachment, pedestal wash basin, heated towel rail, tiled splash back, tiled flooring, low level wc.,

SECOND FLOOR

LANDING with built in cupboard.

BEDROOM FOUR with laminated flooring, eaves cupboard as well as matching fitted storage cupboards, rear aspect.

BATHROOM TWO with corner fitted panel enclosed bath with shower attachment and tiled splash back, pedestal wash basin, low level w.c., eaves storage cupboard, chrome towel rail radiator, tiled flooring, extractor fan.

OUTSIDE

TO THE FRONT there is a pavior drive-in with space for two cars, gated access to the right hand side of the house opens to a small courtyard with water points, door to Utility Room and bin storage space. To the other side double wrought iron gates opening to a side courtyard with small timber garden store, outside lighting and steps up to

THE REAR GARDEN and the extensive paved patio on two levels running almost the width of the plot with outside lighting and steps down to an expanse of lawn. To one side is a pond with water feature next door to the attractive **SUMMER HOUSE** with power supply. In the far corner is a recently erected **TIMBER GARDEN STORE** about 12' x 9' (3.66 x 2.74m) with double doors and side window and there is also a further garden store

suitable for furniture etc. The gardens are of an irregular shape but enjoy a south westerly aspect well enclosed and screened by fencing and hedgerow as well as conifers. The rear garden has a total width of approximately 85' (25.91m).



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EPC BAND: C

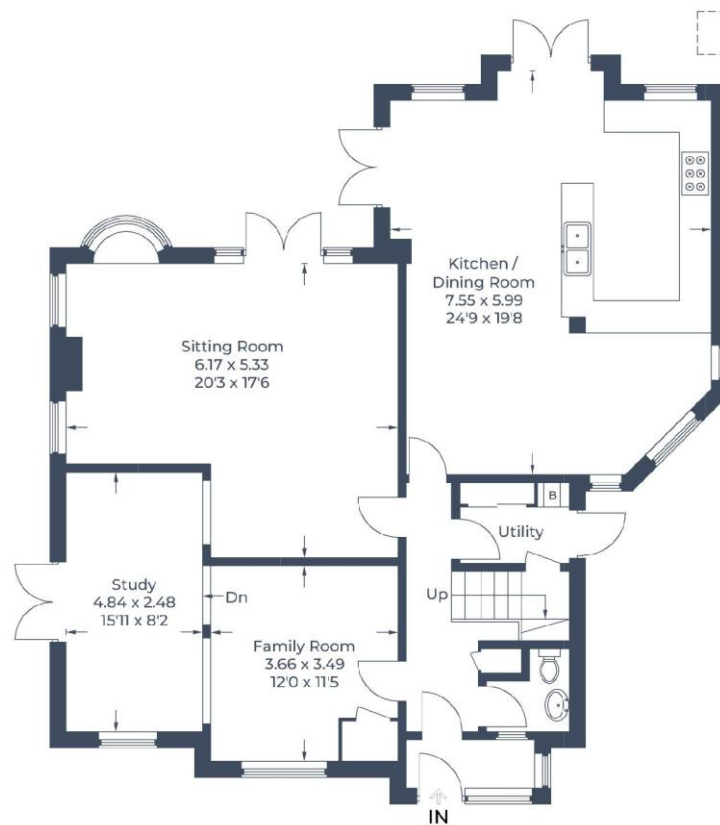
VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**.

DIRECTIONS: using the post code SL7 1QL No.22 can be found in the right corner.

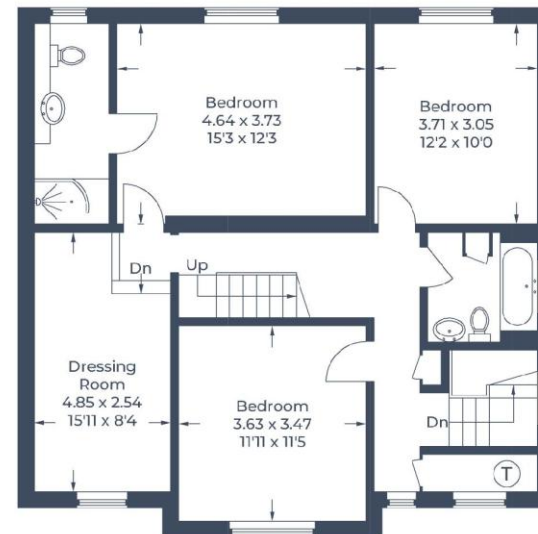
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

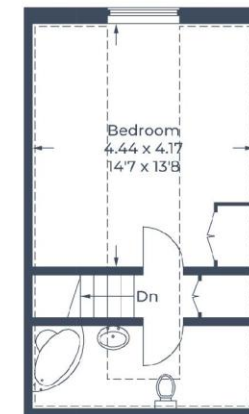
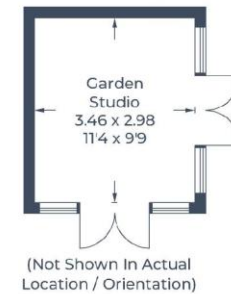
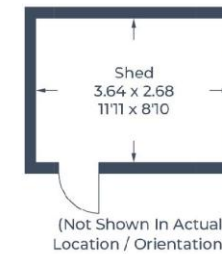
Approximate Gross Internal Area
 Ground Floor = 116.5 sq m / 1,254 sq ft
 First Floor = 84.2 sq m / 906 sq ft
 Second Floor = 29.9 sq m / 322 sq ft
 Shed / Garden Studio = 20.2 sq m / 217 sq ft
 Total = 250.8 sq m / 2,699 sq ft



Ground Floor



First Floor



Second Floor