



2 PUMP LANE NORTH, MARLOW
OFFERS IN EXCESS OF £400,000 FREEHOLD



**2 PUMP LANE NORTH
MARLOW
BUCKS SL7 3RD**

**OFFERS IN EXCESS OF £400,000
FREEHOLD**

Situated in a popular semi rural setting yet within two miles of Marlow town centre, a mature two bedroom semi detached cottage providing ample scope to remodel and improve.

**PRIVATE SIDE AND REAR GARDEN:
TWO BEDROOMS: GROUND FLOOR
BATHROOM:
SITTING ROOM: DINING ROOM:
MODERN KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING:
DRIVEWAY PARKING.**

TO BE SOLD: An attractive two bedroom semi detached cottage situated in this pleasant setting close to open countryside and farmland. Within two miles, Marlow High Street 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 with links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed front door to



SITTING ROOM: a front aspect room with double glazed window, exposed brick fireplace with inset cast iron log burner, tv point, radiator.



DINING ROOM: a rear aspect room with double glazed window, exposed brick fireplace with inset cast iron log burner, stairs to first floor landing with cupboards under, radiator.



KITCHEN: fitted with a matching range of Shaker style floor and wall units, ample work surfaces space, single bowl sink, space and plumbing for washing machine, ceramic hob with extractor fan over and oven below, integrated fridge/freezer, dual aspect double glazed windows, tiled floor, radiator, door to:



BATHROOM: white suite comprising enclosed panelled bath with mixer taps and shower attachment, wash hand basin, low level wc, radiator, heated towel rail, double glazed frosted window.

LOBBY with door to garden.

FIRST FLOOR LANDING access to loft.



BEDROOM ONE: a front aspect room with double glazed window providing views over farmland, built in cupboard housing central heating boiler, radiator.



BEDROOM TWO: rear aspect double glazed window, storage cupboard, radiator.

OUTSIDE

TO THE FRONT there is driveway parking and gated access leading to the side and rear garden.



THE GARDEN is to the side and rear predominately laid to lawn with barked play area, panel fence surround and a timber shed

M49180426

EPC BAND:tbc

COUNCIL TAX BAND:tbc

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

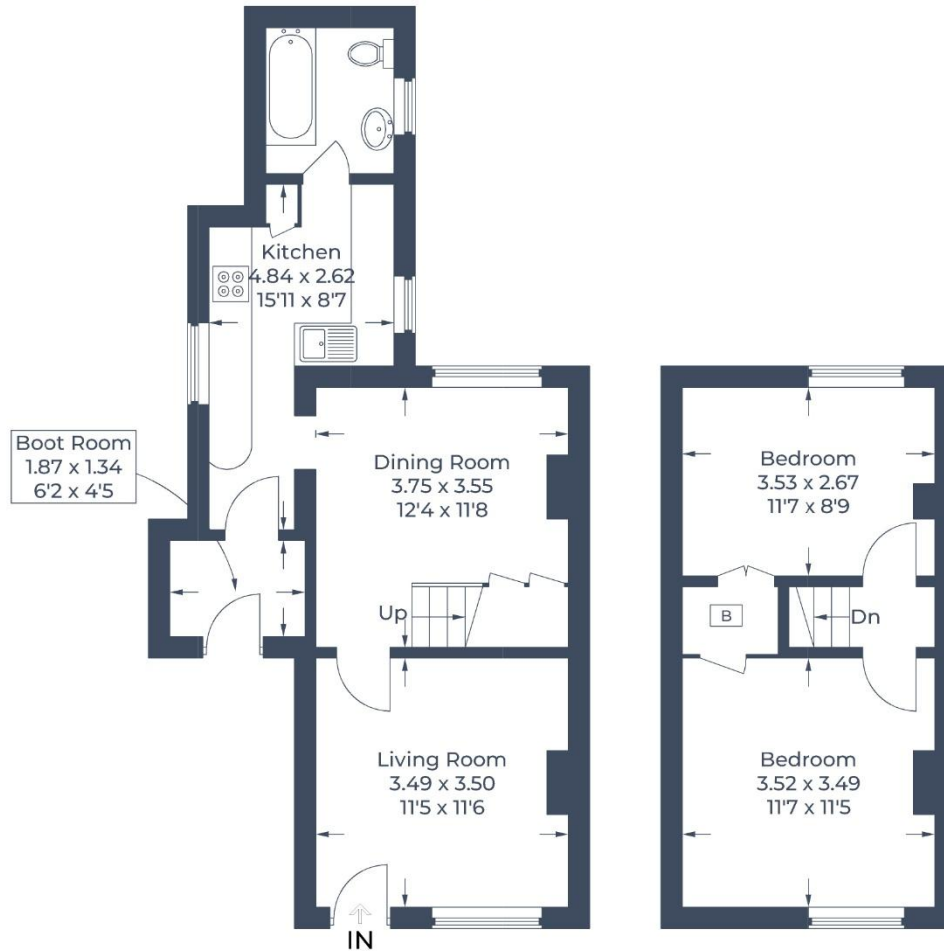
890707. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: using the post code SL7 3RD the subject property can be found after a short distance on the right hand side.

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 and furnishings.



Approximate Gross Internal Area
Ground Floor = 43.0 sq m / 463 sq ft
First Floor = 25.9 sq m / 279 sq ft
Total = 68.9 sq m / 742 sq ft



Ground Floor

First Floor

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

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