

113, WYCOMBE ROAD, MARLOW
PRICE: £1,250,000 FREEHOLD

ANDREW MILSOM

MOUNTAIN ASH
113, WYCOMBE ROAD
MARLOW
BUCKS SL7 3JB

PRICE: £1,250,000 FREEHOLD

An attractive four bedroom detached Edwardian house set on a mature corner plot just over half a mile from Marlow High Street - this fine home has the added benefit of a detached log cabin with separate access and ideal for all number of uses.

155FT PLOT: FOUR BEDROOMS: BATHROOM: SHOWER ROOM: CLOAKROOM: DINING ROOM: LIVING ROOM: KITCHEN/BREAKFAST ROOM: UTILITY ROOM: GAS CENTRAL HEATING: DOUBLE GLAZING: PARKING FOR NUMEROUS CARS: DETACHED LOG CABIN IDEAL FOR BUSINESS, LETTING OR ANCILLARY RESIDENTIAL USE

TO BE SOLD with **NO ONWARD CHAIN** and **s**ituated within a level walk of Marlow High Street on the corner of Southview and Wycombe Road, this attractive four-bedroom Edwardian home offers well presented accommodation with an array of features that include stained glass windows, wooden floors, stone fireplaces, picture rails, leaded light windows and a splendid oak staircase. The property provides well planned family accommodation and offers scope for extension (subject to usual consents) added to which there is an useful **detached log cabin** accessed from Southview Road. This valuable asset has potential as a home office, annex to the main house or as an investment property. 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.

DIRECTIONS use postcode **SL7 3JB.** No 113 is on the corner of Wycombe and Southview Roads on the north side of the street in the layby section.

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

PILLARED ENTRANCE PORCH quarry tiled floor, shelf, front door to



RECEPTION HALL stained glass window, wooden floor, radiator, oak stairs with cupboard below.

CLOAKROOM white suite of low-level WC, wash basin, heated towel rail, tiled floor.



DINING ROOM. Double glazed bay window, radiator, open stone fireplace, cabinets and shelving to sides, picture rail.



LIVING ROOM Double aspect with double glazed bay window, radiator. picture rail, double glazed patio doors to garden, wooden floor, three wall light points, stone fireplace.



KITCHEN/BREAKFAST ROOM range of shaker-style wall and base units, one and a half stainless steel sinks, mixer tap, granite working surfaces, Falcon double oven with four gas hobs and central burner for a wok, stainless steel backplate, extractor hood, dishwasher, drawers, wooden floor, space for table, radiator, double glazed double doors to garden, ceiling lantern.

UTILITY ROOM single drainer sink unit, space & plumbing for washing machine, under counter freezer, Vaillant gas combination boiler, wall and cupboards, tiled floor.

FIRST FLOOR approached by attractive turned oak staircase with wooden balustrade. **LANDING** access to loft, radiator, airing cupboard with shelving and heater.



BEDROOM ONE double aspect, double glazed bay window, plantation shutters, double glazed windows overlooking the rear garden, wardrobes.

BEDROOM TWO double glazed bay window overlooking the front garden, wardrobe, radiator, shelved recess



BEDROOM THREE double glazed window overlooking the rear garden, radiator, wardrobes, dressing and bedside table, overhead cupboards.

BEDROOM FOUR double glazed bay window, fitted desk with cupboard, radiator.

BATHROOM white suite of panelled bath, separate shower attachment with overhead rose, wash basin set in vanity cupboard, low level WC, tiled floor, heated towel rail.

SHOWER ROOM glazed and tiled cubicle with shower unit, mirror, wash basin, radiator, tiled floor.

OUTSIDE

THE FRONT GARDEN has double gates from Wycombe Road for vehicular access onto the driveway and a separate gate with a gravelled pathway leading to the front door. There is a shaped lawn, timber garden shed, and gated side access to



THE REAR GARDEN has gated pedestrian access to Southview Road, a wide flagstone patio with lighting, tap. steps up to the shaped lawn area with an attractive pergola, timber garden shed, herbaceous borders and steps to the

DETACHED LOG CABIN. Ideal as a home office or as ancillary accommodation. **Living room** with electric heater, vaulted ceiling, walk-in storage cupboard. **Cloakroom** with white suite of low-level WC, wash basin, tiled splashback, electric heater. **Bedroom** with wash basin. **Kitchen** with air conditioning unit. The cabin has vehicular access from Southview Road and **three parking spaces.**



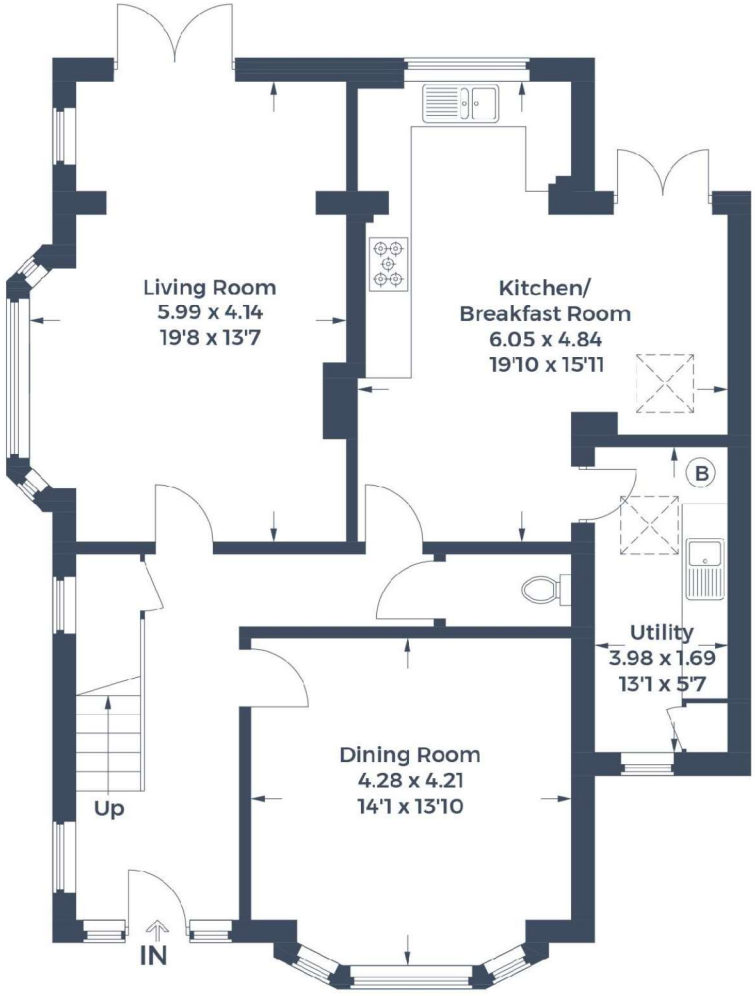


M5831126 EPC BAND: D
COUNCIL TAX BAND: G

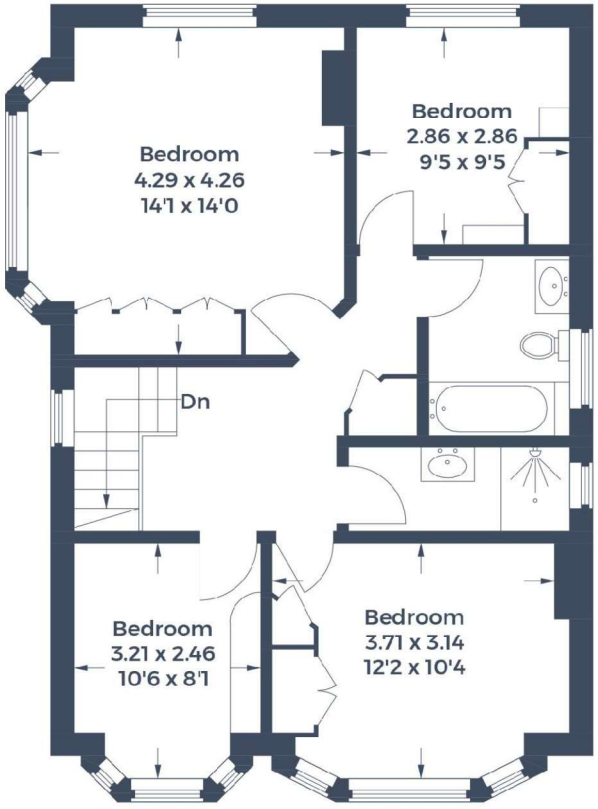
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.

Approximate Gross Internal Area
Ground Floor = 89.7 sq m / 965 sq ft
First Floor = 64.3 sq m / 692 sq ft
Log Cabin = 33.8 sq m / 364 sq ft
Total = 187.8 sq m / 2,021 sq ft



Ground Floor



First Floor



Log Cabin

(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.

© CJ Property Marketing Produced for Andrew Milsom