



13 SEYMOUR PARK ROAD, MARLOW
PRICE: £600,000 FREEHOLD

am ANDREW
MILSON

**13 SEYMOUR PARK ROAD
MARLOW
BUCKS SL7 3ER**

PRICE: £600,000 FREEHOLD

Situated in this popular residential setting, a three bedroom end of terrace home having been thoughtfully redesigned and extended over time and now providing well planned spacious living accommodation worthy of an internal inspection.

GOOD SIZED GARDEN BACKING ONTO PARKLAND: MAIN BEDROOM WITH EN SUITE SHOWER ROOM: TWO FURTHER BEDROOMS: FAMILY BATHROOM: ENTRANCE HALL: SITTING ROOM: OPEN PLAN KITCHEN/DINER: CLOAKROOM: DRIVEWAY PARKING: DOUBLE GLAZED: GAS CENTRAL HEATING TO RADIATORS: NO ONWARD CHAIN.

TO BE SOLD: Situated within half a mile of Marlow town centre, a much improved three bedroom end of terrace home providing well kept living accommodation over three floors. The property is conveniently situated in Holy Trinity/Sandygate Primary school catchment within walking distance of Sir William Borlase Grammar School, Marlow High Street and bus services to neighbouring towns. 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:

ENTRANCE HALL with tiled floor, stairs to first floor, radiator.



SITTING ROOM a front aspect room with double glazed window, built in cupboards, wooden flooring, tv point, radiator.

KITCHEN/DINER



Kitchen area: fitted with matching floor and wall units, wooden work surfaces incorporating a breakfast bar, inset gas hob with extractor fan over, concealed central heating boiler, space and plumbing for dishwasher, tall cupboard housing oven and grill, space for fridge.



Dining area: with part vaulted ceiling and Velux window, bi-fold doors to the rear garden, space and plumbing for washing machine.

CLOAKROOM comprising low level wc.

FIRST FLOOR LANDING stairs to Second Floor, double glazed window.



BEDROOM TWO a front aspect room with double glazed window, airing cupboard, radiator.

BEDROOM THREE a rear aspect room with views towards the park, double glazed window, radiator.



BATHROOM comprising an enclosed panel bath with mixer taps and shower attachment, wash hand basin, low level wc, double glazed window, radiator.

SECOND FLOOR



BEDROOM ONE with superb views to the rear through a double glazed window, built in cupboards, radiator.

EN SUITE SHOWER ROOM with tiled and glazed shower, vanity wash basin, low level wc, double glazed window, heated towel rail.

OUTSIDE To the front of the property is a driveway providing off road parking and a small area of garden. Gated side access leads to the rear.



REAR GARDEN to the rear is a good size area of lawned garden with raised planters and flower and shrub borders. At the rear of the house is a paved patio and decked seating area

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

DIRECTIONS: using **SL7 3ER** and entering from Seymour Court Road the subject property can be found on the left hand side..

**M49090426 EPC BAND:
COUNCIL TAX BAND:**

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.

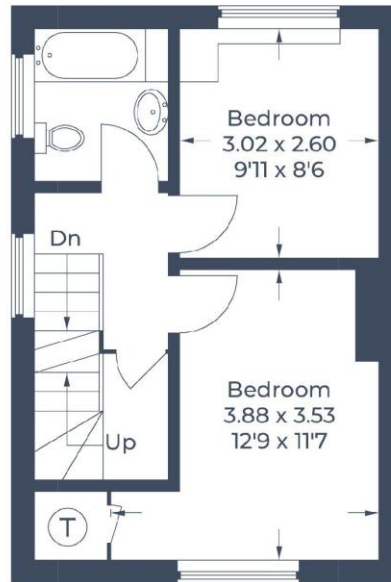
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

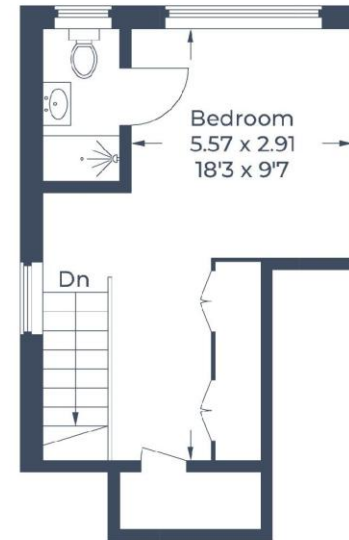
Approximate Gross Internal Area
Ground Floor = 44.9 sq m / 483 sq ft
First Floor = 31.3 sq m / 337 sq ft
Second Floor = 21.4 sq m / 230 sq ft
Total = 97.6 sq m / 1,050 sq ft



Ground Floor



First Floor



Second Floor

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

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