

NUTHATCHES, 26 HENLEY ROAD, MARLOW
PRICE: £1,125,000 FREEHOLD

ANDREW MILSOM

NUTHATCHES
26 HENLEY ROAD, MARLOW
BUCKS, SL7 2DA

PRICE: £1,125,000 FREEHOLD

Situated less than a mile from Marlow High Street, on a secluded level 100ft by 80ft plot is this spacious well designed three/four bedroom detached bungalow, ideal for downsizing.

SECLUDED SOUTH WEST FACING GARDENS: THREE DOUBLE BEDROOMS: EN SUITE SHOWER ROOM: BATHROOM: STUDY/ BEDROOM FOUR: LIVING ROOM: DINING ROOM: KITCHEN/BREAKFAST ROOM: GAS CENTRAL HEATING: DOUBLE GLAZING: AMPLE PARKING: DOUBLE GARAGE: NO ONWARD CHAIN.

TO BE SOLD: This modern three/four bedroom detached bungalow built by Knoll Properties in the 1988 offers well planned and proportioned accommodation and is situated within a level walk of Marlow High Street. This fine home occupies a secluded level plot, has ample parking and a sunny west facing rear garden. A viewing of this impressive home that also offers scope for extension subject planning, is highly recommended. Ideally placed for Spinfield Primary and Sir William Borlase's Grammar School the property has well designed and good size rooms with the reception rooms and Kitchen/breakfast room overlooking the landscaped gardens. Marlow High Street has an excellent range of shopping, sporting and social facilities and a railway station with train service, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

COVERED ENTRANCE with outside light, stone step and front door to

RECEPTION HALL radiator.

INNER HALL cloaks and airing cupboards (hot water cylinder, immersion heater), radiator, door to garage, access to loft, wall thermostat.



LIVING ROOM double aspect with double glazed sliding doors to west facing garden, two radiators, Adam style fireplace with granite hearth, coal effect gas fire, double doors to:



DINING ROOM radiator, window overlooking rear garden, door to:



KITCHEN/BREAKFAST ROOM range of wall and base units, one and a half sinks, single drainer, four ring gas hob, cooker hood, tiled wall surrounds, fitted microwave and electric ovens, fridge and freezer, dishwasher and washer/dryer, dresser unit with radiator, door to outside, breakfast bar, broom cupboard, Worcester gas fired boiler

BATHROOM suite of panelled bath with shower attachment, low-level WC, pedestal basin, half tiled walls, radiator.



BEDROOM TWO radiator, double wardrobe.



BEDROOM ONE radiator, range of fitted wardrobes with bedside tables, recess for bed, dressing table, door to:



ENSUITE SHOWER ROOM with glazed and tiled shower Cubicle, thermostatic control, pedestal basin, low-level WC, radiator, cupboards.

BEDROOM THREE radiator, double wardrobe.

STUDY/BEDROOM FOUR radiator

ATTACHED DOUBLE GARAGE with electrically operated over up and over door, light power and door to the inner hall.

THE FRONT GARDEN has an approach over a tarmac driveway with parking for several vehicles, a shaped lawn area to side, granite block edging, mature hedgerow, trees and panel fencing. There is lighting and gated access to the



THE REAR GARDENS are particularly secluded and feature a raised patio area with outside lighting, variety of maturing shrubs, pathway leading to the north of the property, good sized lawn area with raised and tiered flower beds and a variety of mature trees that provide much privacy.



DIRECTIONS using **SL7 2DA** No 26 is on the right side of Henley Road when leaving Marlow before the second turn to Highfield Park on the right and Pound Lane on the left,

M6431026 EPC BAND: C
COUNCIL TAX BAND: G

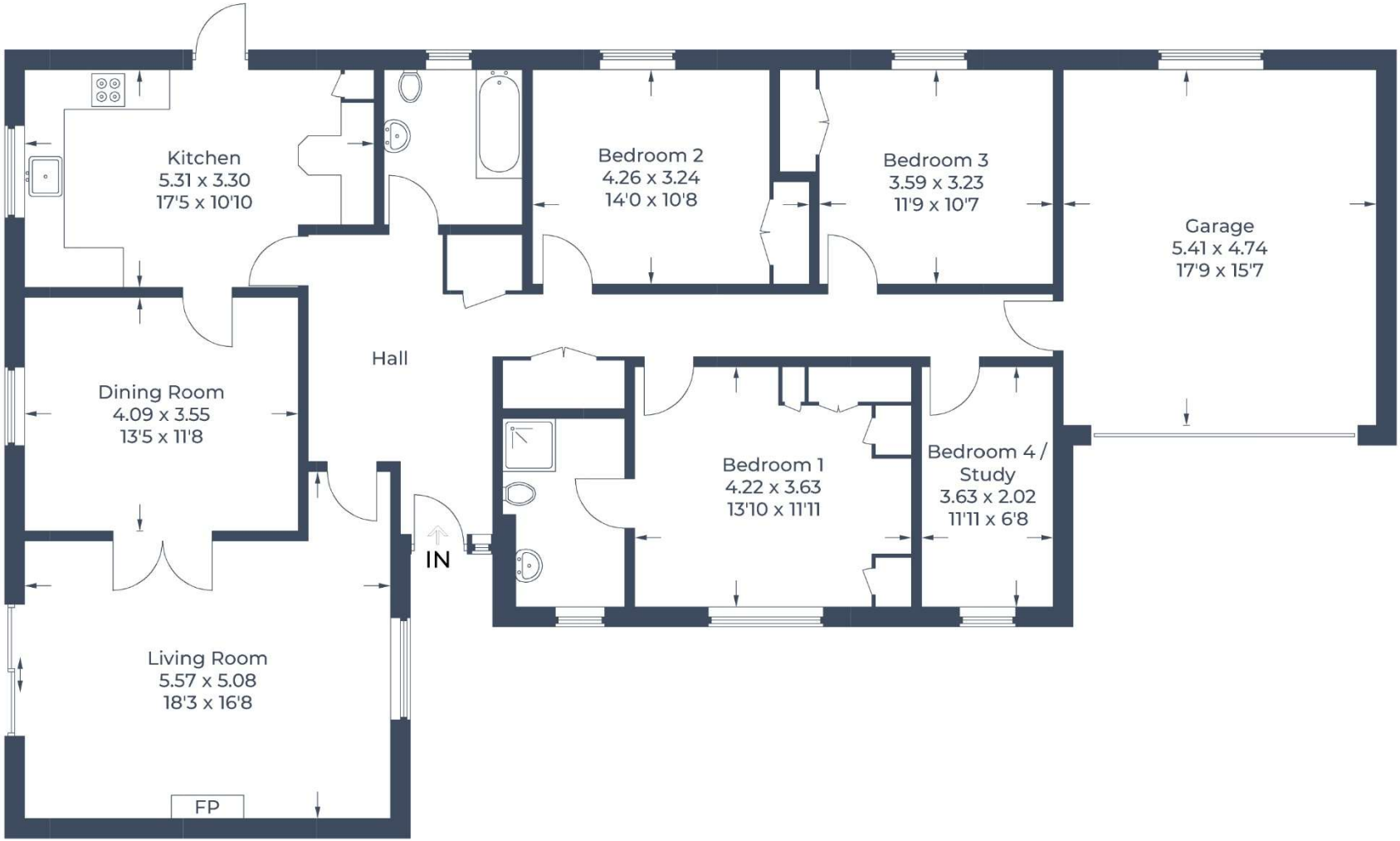
VIEWING: Please contact our Marlow office **homes@andrewmilsom.co.uk** or **01628 890707** to arrange an appointment.

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.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area = 169.8 sq m / 1828 sq ft
(Including Garage)



Ground Floor

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

© CJ Property Marketing Produced for Andrew Milsom