



20 DEDMERE ROAD, MARLOW
PRICE: £1,200,000 FREEHOLD

am ANDREW
MILSON

**20 DEDMERE ROAD
MARLOW
BUCKS SL7 1PG**

PRICE: £1,200,000 FREEHOLD

This well presented, fitted and planned four bedroom detached family home offers stylish, contemporary accommodation of much charm and character within a level walk of Marlow High Street.

**80FT REAR GARDEN: FOUR BEDROOMS:
ENSUITE SHOWER ROOM:
FAMILY BATHROOM: CLOAKROOM:
LIVING ROOM:
KITCHEN/DINING/FAMILY ROOM:
DETACHED OFFICE/GYM:
GARDEN STORE: GAS CENTRAL HEATING:
DOUBLE GLAZING: SCOPE FOR
EXTENSION, SUBJECT TO PLANNING:
DRIVEWAY PARKING FOR TWO CARS.**

TO BE SOLD: this delightful four bedroom detached family home of Edwardian origins has been sympathetically extended and modernised to create a stylish home of great charm and character. An internal inspection will reveal well planned rooms with a stunning kitchen/dining/family room overlooking the secluded gardens complete with home office/gym. Elsewhere, the bathroom, ensuite shower room and cloakroom are of top quality whilst there is driveway parking for two cars and additional space to the side of the property if required. Marlow High Street has an 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, which will ultimately link to Crossrail. The M4 and M40 are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

COVERED ENTRANCE with quarry tiled step and front door to

ENTRANCE HALL wooden floor, radiator, stairs to First Floor, cupboard under, door to Living Room, part glazed door to Kitchen/Dining/Family Room.

CLOAKROOM white suite of low level w.c., wash basin, encased radiator, wooden floor, extractor fan, tiled walls, meter cupboard.



LIVING ROOM attractive double glazed bay window, spot lighting, radiator, wood burning stove set in fireplace with Adam style surround, sandstone hearth and slips.



KITCHEN/DINING/FAMILY ROOM an impressive room designed in open plan style with bifold doors opening onto the attractive gardens, a combination of tiled and wooden flooring with double glazed door to side. **Family & Dining Areas** with television aerial point, spot lighting, wooden flooring, deep skirting, space for dining table. **Kitchen Area** fitted with range of Shaker style wall and base units with granite working surfaces, grooved drainer, butlers sink with catering style mixer tap, island unit with contrasting base units, oak working surface with Bosch induction hob with cooker hood over, tiled floor, spot lighting, space for American style fridge freezer, dishwasher, space and plumbing for washing machine, wine fridge, space for microwave oven, retractable larder, encased radiator, water softener.



FIRST FLOOR LANDING spot lighting, access to loft via retractable ladder and housing the combination boiler.

BEDROOM ONE with a pair of Juliette balconies with double glazed doors overlooking the rear garden, spot lighting, radiator and door to



ENSUITE SHOWER ROOM full width tiled and glazed shower cubicle with glazed door, inset overhead shower rose with separate hand held attachment, extractor fan, stone wash basin set on vanity cupboard with mixer tap, w.c. with concealed cistern, tiled floor and wall surrounds, fitted mirror, heated towel rail.

BEDROOM THREE spot lighting, radiator, Velux roof light.

BEDROOM TWO painted floor, encased radiator, spot lighting.

BEDROOM FOUR fitted shelves, encased radiator.



FAMILY BATHROOM white suite of panel bath, shower screen, separate shower unit, w.c. with concealed cistern, wash basin set on granite topped mirror fronted chest of drawers, tiled floor and walls, spot lighting, extractor fan, fitted mirror, heated towel rail.

OUTSIDE

THE FRONT has been well planned to provide parking for at least two cars with mature hedgerow, outside lighting and gated side access to



THE REAR GARDEN includes a wide area to the side (west) providing scope for extension, if required, or for further parking. This area currently has outside lighting, water tap and is ideal for garden refuse etc. The Rear Garden includes a raised stone patio, gravelled pathway with lawns to either side bordered by a variety of mature trees and shrubs and leading to a raised deck suitable for alfresco dining with a mature apple tree and access to

DETACHED OFFICE/GYM with light, power and broadband, double glazed double doors overlooking the rear garden, **integral garden/bike store** with light, power and appliance space if required.

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EPC BAND: D



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.

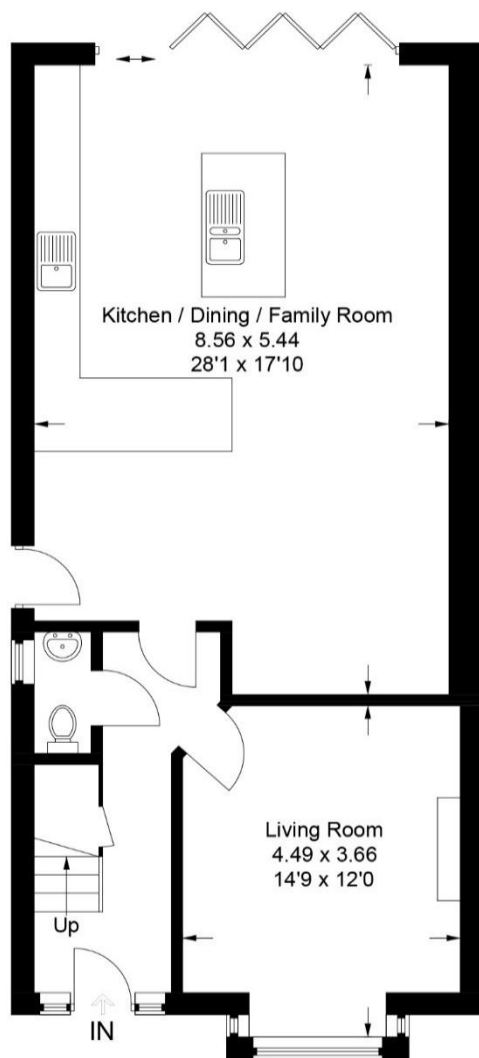
DIRECTIONS: from our Marlow High Street office proceed towards the river bridge taking the second left turning into Station Road and continue into Dedmere Road where number 20 will be found on the left hand side.

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.

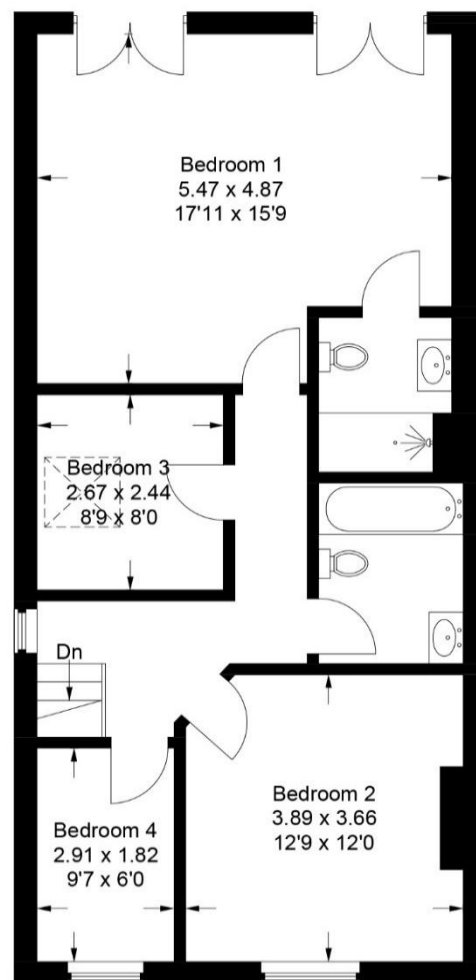
PLEASE NOTE: These are historic pictures however despite some minor changes much of the furniture and decor remains the same.

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.

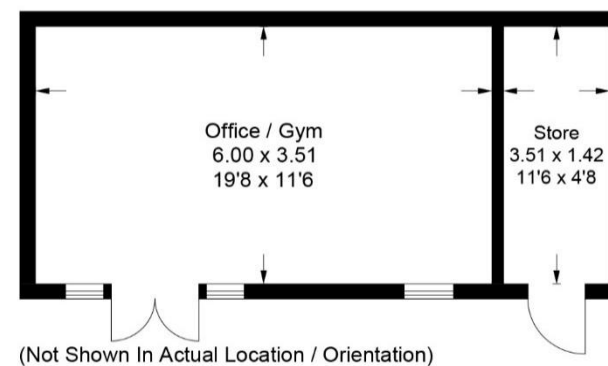
Approximate Gross Internal Area
 Ground Floor = 71.2 sq m / 766 sq ft
 First Floor = 70 sq m / 753 sq ft
 Outbuilding = 26.4 sq m / 284 sq ft
 Total = 167.6 sq m / 1,803 sq ft



Ground Floor



First Floor



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.