



**30 THE CROFT, MARLOW**  
**PRICE: £399,950 FREEHOLD**

**am** ANDREW  
MILSON

**30 THE CROFT  
MARLOW  
BUCKS. SL7 1UP**

**PRICE: £399,950 FREEHOLD**

A spacious and well appointed three bedroom terraced home situated in this popular setting within one mile of Marlow town centre.

**PRIVATE GARDEN:  
THREE BEDROOMS: BATHROOM: LIVING  
ROOM: REFITTED KITCHEN: DOUBLE  
GLAZING:  
GAS CENTRAL HEATING TO RADIATORS:  
NEARBY PARKING:  
NO ONWARD CHAIN.**

**TO BE SOLD:** This spacious three bedroom mid terrace home is tucked away in a popular residential area and benefits from no onward chain. The accommodation has been modernised over recent times and includes a good size reception room, three bedrooms and a kitchen with contemporary high gloss units. The property is located approximately one mile from 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, which 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:  
Front door to **ENTRANCE HALL** with radiator and stairs to first floor.



**LIVING ROOM** full height double glazed window to front, television aerial point, under stairs cupboard housing meters, radiator.



**REFITTED KITCHEN** with complete range of wall and base units with working surfaces, ceramic hob and oven, cooker hood, space and plumbing for washing machine, single sink and drainer, double glazed window, gas fired combination boiler and door to rear.

**FIRST FLOOR LANDING** useful cupboard, radiator, access to loft space.



**REFITTED BATHROOM** with white suite of enclosed panel bath with mixer tap, shower attachment, low level w.c., wash basin, tiled walls, heated towel rail, extractor fan.



**BEDROOM ONE** full height window to front, radiator, cupboard over stairs.



**BEDROOM TWO** double glazed windows to rear, radiator.

**BEDROOM THREE** double glazed window to rear, radiator

### **OUTSIDE**

**TO THE FRONT** the garden is mainly laid to lawn with path to front door.



**TO THE REAR** is of a good size with brick edged flower beds, lawned garden, shed and gate to rear.

**M45640226**

**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 to the obelisk turning right into Spittal Street and over the next roundabout into Chapel Street which continues into Little Marlow Road. Continue for approximately half a mile turning next right at the roundabout into Wiltshire Road, through the width restriction, and right into Gunthorpe Road where The Croft can be found after a short distance on the left hand side where number 30 can be found in the court at the end of the road.

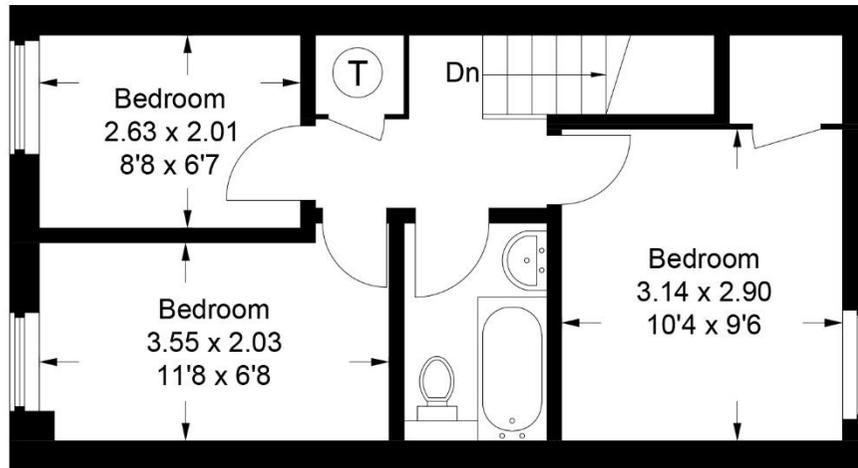
### **MONEY LAUNDERING REGULATIONS:**

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.

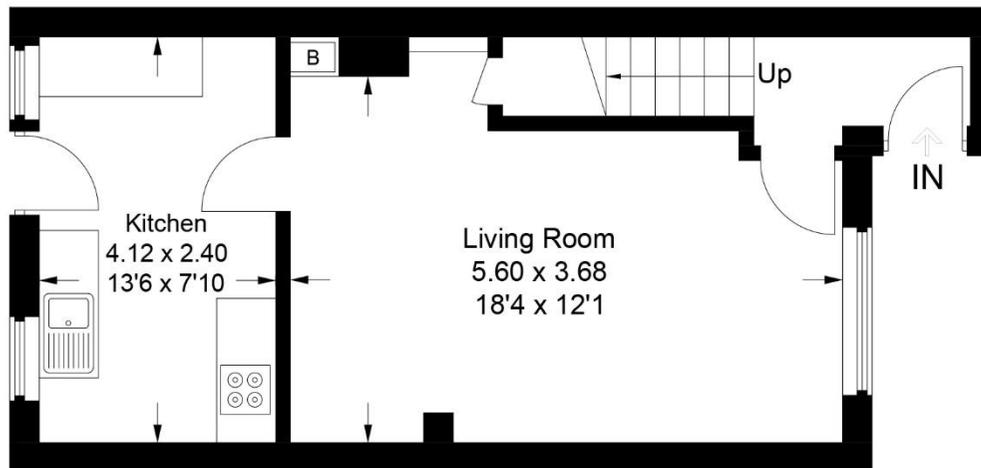
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

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

Approximate Gross Internal Area  
Ground Floor = 34.8 sq m / 374 sq ft  
First Floor = 33.4 sq m / 359 sq ft  
Total = 68.2 sq m / 733 sq ft



**First Floor**



**Ground 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.

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