



**19 WILLOWMEAD ROAD, MARLOW**  
**PRICE: £500,000 FREEHOLD**

**am** ANDREW  
MILSOM

**19 WILLOWMEAD ROAD  
MARLOW  
BUCKS  
SL7 1HS**

**PRICE: £500,000 FREEHOLD**

Situated in this popular residential area just over half a mile from Marlow High Street and close to local schools, a spacious three bedroom mid terrace home on a larger than average plot..

**55' REAR GARDEN: THREE BEDROOMS: BATHROOM: RECEPTION HALL: SITTING ROOM: KITCHEN: GAS CENTRAL HEATING: DOUBLE GLAZING: GARAGE: DRIVEWAY PARKING FOR TWO CARS.**

**TO BE SOLD:** this fine three bedroom mid terrace home is situated in a quiet cul de sac close to Great Marlow School and providing easy access to the M4 and M40 motorways. The property is located just over half a mile from Marlow High Street and whilst offering prospective purchasers scope for some improvement, the property also has potential for extension subject to planning consents. A viewing is highly recommended. 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:

**COVERED ENTRANCE** stone floor and double glazed front door to



**RECEPTION HALL** wooden floor, radiator, stairs to First Floor and door to



**SITTING ROOM** wooden floor, radiator, television aerial point, dado rail, double glazed double doors to garden and door to

**KITCHEN** range of wall and base units, working surfaces, four ring gas hob with oven under, sink with single drainer and mixer tap, tiled floor, space for fridge, Worcester gas fired boiler, double glazed door to outside.

**FIRST FLOOR LANDING** access to loft, airing cupboard with lagged hot water cylinder and programmer for central heating.



**BEDROOM ONE** fitted wardrobes, radiator and view over garden.



**BEDROOM TWO** radiator, fitted wardrobe.

**BEDROOM THREE** radiator and view over garden.

**BATHROOM** white suite of low level w.c., wash basin, P shaped bath with separate shower unit, heated towel rail, tiled floor.

## OUTSIDE

**THE FRONT GARDEN** has a block paved driveway for the parking of at least two cars with **SINGLE GARAGE** up and over door, light, power and meters.



**THE REAR GARDEN** is a feature of the property being 55' (16.76m) in depth with a flagstone patio, outside tap, lawn area with panel fencing, timber garden shed.



M48720725

EPC BAND: D

COUNCIL TAX BAND: D

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or 01628 890707.

**DIRECTIONS:** using the postcode **SL7 1HS** having crossed the green, proceed to the junction and turn right where number 19 will be found on the left.

### **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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. [allan.buckridge@thamesideassociates.co.uk](mailto:allan.buckridge@thamesideassociates.co.uk)  
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

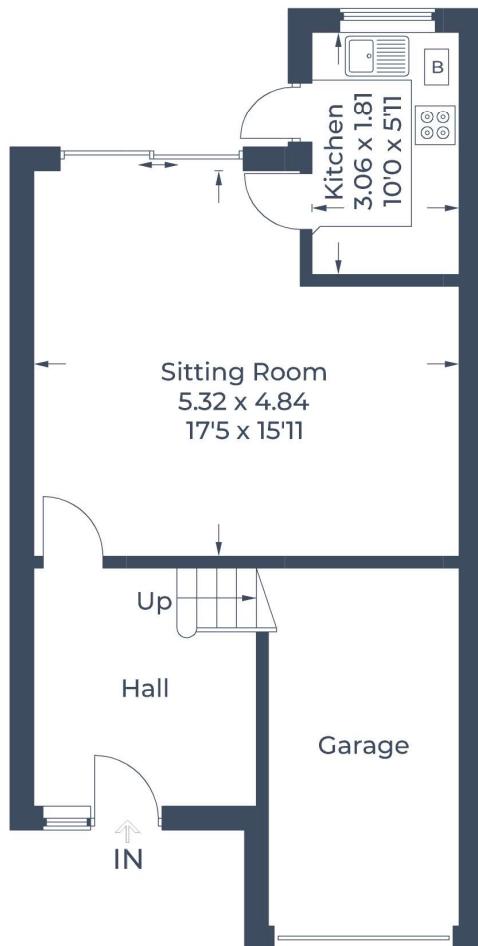
*Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'*

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.

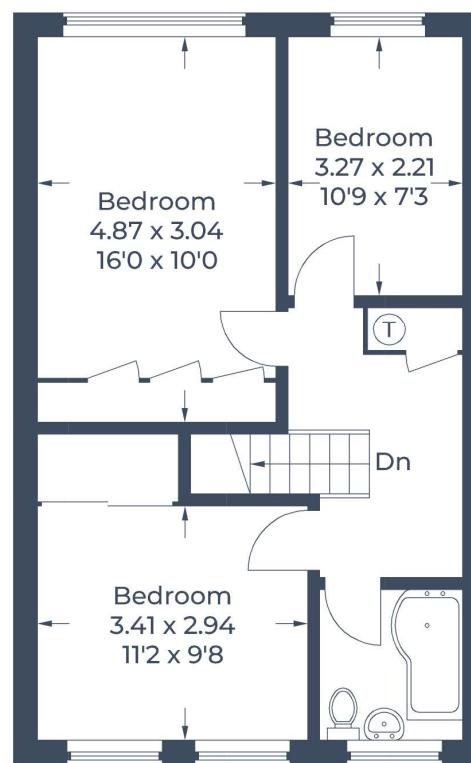
**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS**  
**AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area  
Ground Floor = 38.6 sq m / 415 sq ft  
First Floor = 47.3 sq m / 509 sq ft  
Total = 85.9 sq m / 924 sq ft  
(Excluding Garage)



**Ground Floor**



**First Floor**

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

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