



34A GLADE ROAD, MARLOW
PRICE £349,500 LEASEHOLD

am ANDREW
MILSON

**34A GLADE ROAD
MARLOW
BUCKS SL7 1DY**

PRICE £349,500 LEASEHOLD

Situated in the heart of the town within a short walk of Marlow High Street and railway station, a rarely available two bedroom ground floor maisonette providing an ideal opportunity to remodel and improve

PRIVATE GARDEN & PARKING TO THE REAR:

TWO BEDROOMS: SHOWER ROOM:

ENTRANCE HALL:

SITTING ROOM:DINING ROOM:

KITCHEN: USEFUL CELLAR: GAS

CENTRAL HEATING TO RADIATORS:

MOSTLY DOUBLE GLAZED: IN NEED OF MODERNISATION:NO ONWARD CHAIN.

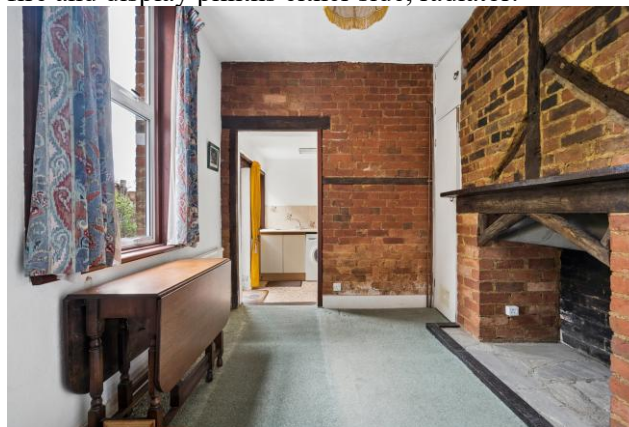
TO BE SOLD: situated in this popular and convenient setting within a short stroll of Marlow High Street. This property provides the ideal opportunity to remodel, improve and extend subject to usual consent and benefits from such features as a useful cellar, two bedrooms, a refitted shower room, driveway parking and a private garden to the rear. 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:
Part glazed door to:

ENTRANCE HALL radiators, door to **CELLAR** which provides useful storage space.



SITTING ROOM front aspect double glazed window, feature fireplace with inset gas coal effect fire and display plinths either side, radiator.



DINING ROOM a side aspect room with double glazed window, exposed brick fireplace with inset beams, airing cupboard and boiler cupboard, radiator. Opening to:



KITCHEN fitted with matching floor and wall units, roll edge work surfaces, inset ceramic hob, one and half bowl sink, washing machine, fridge, access to loft, double glazed window and door to garden.



BEDROOM ONE with double glazed French windows to garden, built in wardrobes, radiator.

BEDROOM TWO rear aspect secondary glazed window, beamed ceiling, radiator.



SHOWER ROOM modern walk in wet room style shower, vanity wash basin, low level wc, low level wc, fully tiled walls, double glazed frosted window, heated towel rail.



OUTSIDE There is an area of garden mainly paved with shrubs and a timber garden store and **PARKING** for one car which is accessed from Victoria Road.

TENURE Leasehold (share of freehold available to purchase by separate negotiation)
LEASE 125 years from 2000.

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

DIRECTIONS: using **SL7 1DY**, No.34A can be found just along from the turning into Victoria Road if travelling down Glade Road.

M49100426 EPC BAND:tbc
COUNCIL TAX BAND:D

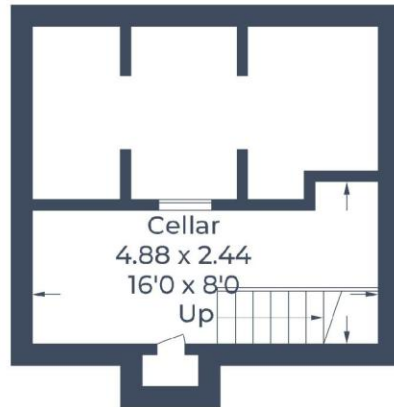
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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
Basement = 22.5 sq m / 242 sq ft
Ground Floor = 69.2 sq m / 745 sq ft
Total = 91.7 sq m / 987 sq ft



Basement



Ground Floor

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