

38 HILLSIDE ROAD, MARLOW
PRICE: £705,000 FREEHOLD

ANDREW MILSOM

38 HILLSIDE ROAD
MARLOW
BUCKS SL7 3JZ

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Situated on rising ground less than a mile from Marlow High Street, this superbly presented and tastefully extended three bedroom semi-detached home offers scope for a loft conversion and further extension, if required.

120 FT REAR GARDEN:
THREE BEDROOMS: BATHROOM:
CLOAKROOM: LIVING ROOM:
SITTING ROOM: DINING ROOM:
REFITTED KITCHEN/BREAKFAST ROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZING: SINGLE GARAGE;
AMPLE DRIVEWAY PARKING:

TO BE SOLD: this well presented and maintained semi-detached home is situated in one of Marlow's most sought after and well established residential areas close to local shops yet within a mile of Marlow High Street. The property has been extended to the ground floor to create a light dining room and well fitted kitchen/breakfast room overlooking the impressive 120ft rear garden. Situated in the popular Sandygate Primary school catchment, a viewing of this impressive property 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:

CANOPY ENTRANCE with front door to

ENTRANCE HALL stairs to First floor, radiator

CLOAKROOM with white suite of low-level WC wash basin with vanity cupboard, tiled floor and walls, understairs shoe cupboard



LIVING ROOM with picture window overlooking the front and with views to Winter Hill and Quarry Woods beyond, radiator, fireplace with pebble effect gas fire, wide opening to



SITTING ROOM radiator, part glazed door to kitchen and archway to



DINING ROOM radiator, double glazed patio doors with view of a garden.



KITCHEN/BREAKFAST ROOM range of modern wall and base units, one and a half sinks with single drainer, Indesit four ring induction hob with grill and oven under, plumbing for washing machine and dishwasher, additional appliance space, tiled wall surrounds, larder, broom cupboard, breakfast bar with seating for two, radiator, door to outside.

FIRST FLOOR LANDING with access to loft via retractable ladder, cupboard housing, gas fired combination boiler



BEDROOM ONE wooden floor, radiator, views to Winter Hill and Quarry Woods, double wardrobe.



BEDROOM TWO wooden floor, radiator, views over the rear garden,

BEDROOM THREE/STUDY wooden floor radiator, views to Winter Hill and Quarry Woods

DRAFT DETAILS. AWAITING VENDORS APPROVAL



BATHROOM white suite of panelled bath, separate shower unit with glazed screen, tiled surrounds, wash basin set in vanity cupboards, mirror, heated towel rail, vinyl floor, extractor.

OUTSIDE
TO THE FRONT. There is a long and wide driveway with parking for several cars,s a pillared entrance, conifer hedge and brick walling. **SINGLE GARAGE** light, power, up and over door. To the side is a gated entry to the



THE REAR GARDEN includes a wide flagstone patio, large lawn with brick and sleeper retaining walls with steps leading to a further lawn with garden shed, panel fencing with laurel hedge, tool shed, summer house and deck, The rear garden is approximately 120 ft.



M49551026 EPC BAND: TBC
COUNCIL TAX BAND: E

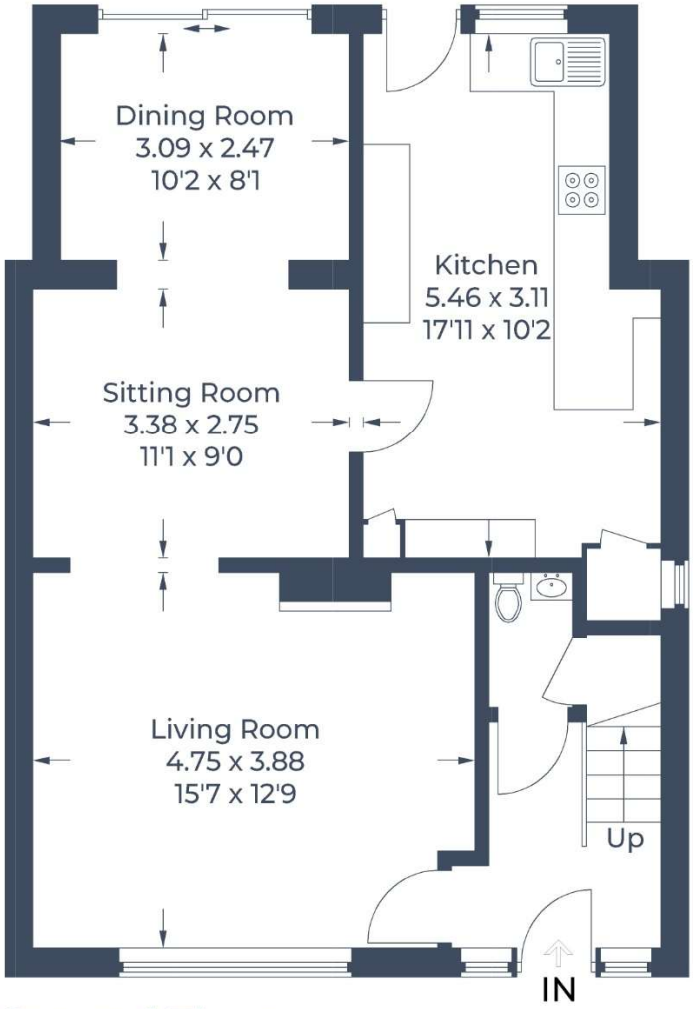
VIEWING: Contact our Marlow office **on 01628 890707 or homes@andrewmilsom.co.uk**

DIRECTIONS: using **SL7 3JZ** and when approaching from Oak Tree Road, No. 38 is on the left after the turning to Woodland Way

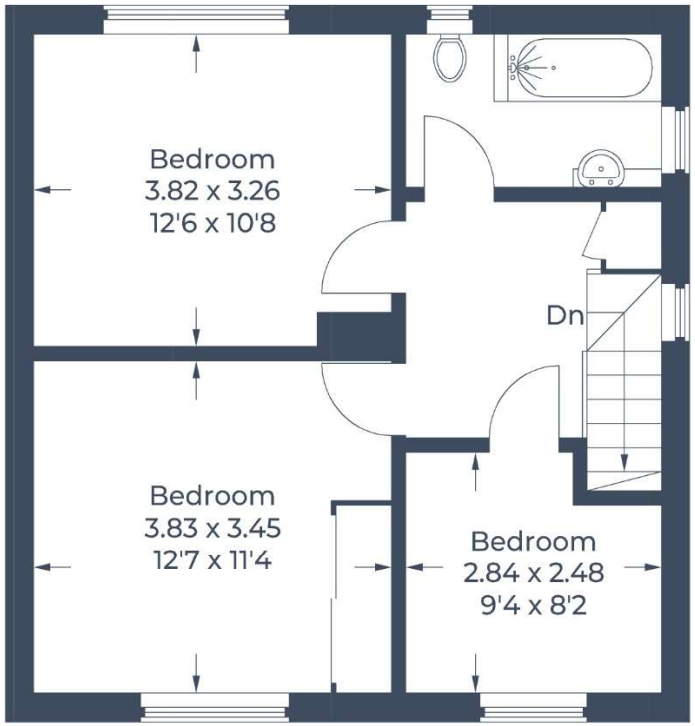
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in Lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.

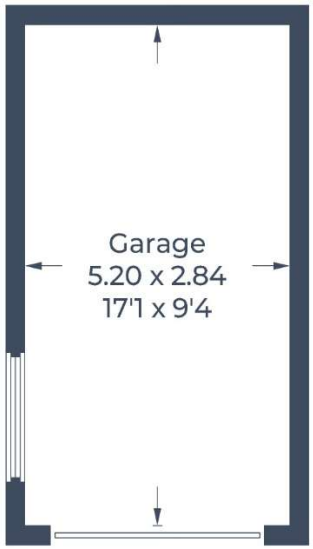
Approximate Gross Internal Area
Ground Floor = 62.5 sq m / 673 sq ft
First Floor = 46.2 sq m / 497 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 123.5 sq m / 1,329 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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

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