



2 JAMES CLOSE, MARLOW
OFFERS IN EXCESS OF £498,000 FREEHOLD

am ANDREW
MILSON

**2 JAMES CLOSE
MARLOW
BUCKS SL7 1TS**

**OFFERS IN EXCESS OF £498,000
FREEHOLD**

A much improved four bedroom terraced home providing well kept living accommodation situated within one mile of Marlow town centre.

**PRIVATE REAR GARDEN: MAIN
BEDROOM WITH EN SUITE SHOWER
ROOM: THREE FURTHER BEDROOMS:
BATHROOM: ENTRANCE HALL:
CLOAKROOM: LIVING/DINING ROOM:
MODERN KITCHEN: DRIVEWAY
PARKING: GAS CENTRAL HEATING:
DOUBLE GLAZED.**

TO BE SOLD: a conveniently located four bedroom terraced family home providing well planned accommodation over three floors with such features as main bedroom with en suite shower room, three further bedrooms, good sized reception room leading onto a private rear garden and driveway parking to the front. This property is located about one mile from Marlow town centre 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 and for the commuter the M4 and M40 motorways are accessible via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:

Part glazed front door to

ENTRANCE HALL: cloaks cupboard, utility cupboard with space and plumbing for washing machine, stairs to first floor with storage recess under.

CLOAKROOM: comprising low level wc, wash basin, tiled floor, double glazed frosted window.



LIVING/DINING ROOM a dual aspect room with double glazed window and doors to garden,

laminated wood flooring, vertical radiator, tv point.



KITCHEN fitted with Shaker style units, granite effect work surfaces, one and half bowl sink, integrated fridge/freezer, dishwasher, ceramic hob with oven below and extractor over, double glazed window, radiator and door to garden.

FIRST FLOOR:

LANDING: cupboard housing central heating boiler, additional cupboard.



BEDROOM TWO with rear aspect double glazed window, built in wardrobe, radiator.



BEDROOM THREE with front aspect double glazed window, walk in wardrobe, radiator.

BEDROOM FOUR rear aspect double glazed window, radiator.



BATHROOM white suite comprising enclosed panelled bath with shower over, wash hand basin, low level wc, heated towel rail, double glazed frosted window, tiled floor.

SECOND FLOOR LANDING



BEDROOM ONE a dual aspect room with Velux windows, eaves storage, laminated wood flooring, radiator.



EN SUITE SHOWER ROOM with shower, vanity wash basin, low level wc, tiled floor and walls, Velux window.

OUTSIDE:

TO THE FRONT: is driveway parking for two cars.



THE REAR GARDEN: with paved patio area leading onto the remainder of the garden which is laid to lawn and enclosed by panel fencing. Garden shed. Gated rear access.

M28570526

EPC BAND: C

DIRECTIONS: using the post code SL7 1TS, 2 James Close can be found just past the turning into Churchill Drive on the left hand side.

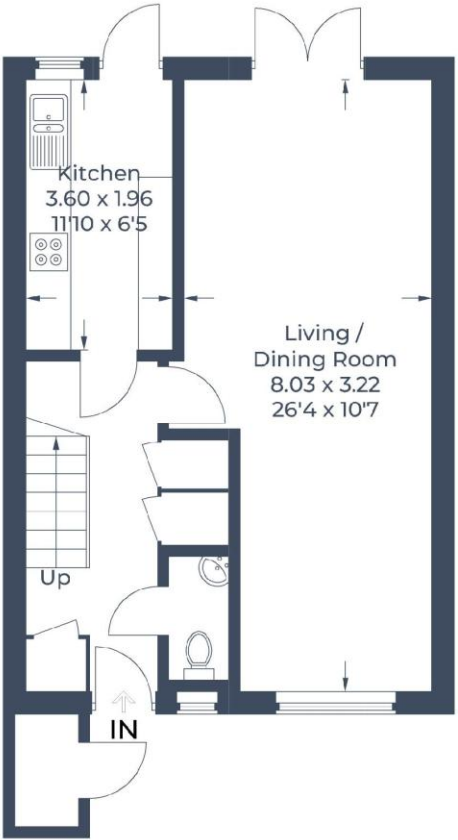
VIEWING: To avoid disappointment, please arrange to view with our **MARLOW OFFICE ON 01628 890707**. We shall be pleased to accompany you upon your inspection.

MONEY LAUNDERING REGULATIONS:

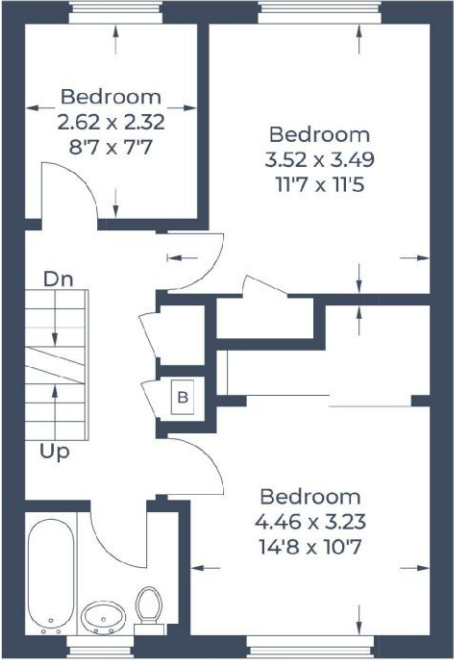
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a 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 and furnishings.

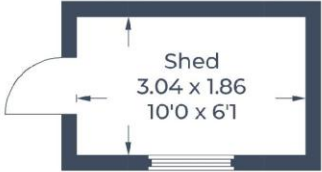
Approximate Gross Internal Area
Ground Floor = 44.5 sq m / 479 sq ft
First Floor = 44.0 sq m / 474 sq ft
Second Floor = 21.9 sq m / 236 sq ft
Outbuildings = 6.9 sq m / 74 sq ft
Total = 117.3 sq m / 1,263 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
© CJ Property Marketing Produced for Andrew Milsom