



9 EAST ARMS PLACE, HURLEY
PRICE: £525,000 FREEHOLD

am ANDREW
MILSON

**9 EAST ARMS PLACE
HURLEY
BERKSHIRE SL6 5LE**

PRICE: £525,000 FREEHOLD

An attractive three bedroom end of terrace home providing extremely well kept and good sized living accommodation over three floors.

**PRIVATE FRONT & REAR GARDENS:
THREE BEDROOMS – TWO WITH ENSUITE
FACILITIES: BATHROOM:
ENTRANCE HALL: CLOAKROOM:
LOUNGE/DINER: CONSERVATORY:
KITCHEN/BREAKFAST ROOM: DOUBLE
GLAZING: GAS CENTRAL HEATING TO
RADIATORS: TWO PARKING SPACES.
POPULAR THAMESIDE VILLAGE SETTING.
CONVENIENTLY LOCATED BETWEEN
BOTH MARLOW AND HENLEY TOWN
CENTRES.**

TO BE SOLD: a well-appointed three bedroom three storey town house ideally located in this pleasant village setting. Hurley is a lovely Thameside Village with two popular pubs/restaurants, post office and a picturesque stretch of the River Thames. Marlow, Maidenhead and Henley are all within easy access and offering an excellent range of social, sporting and shopping facilities. There is a mainline railway station in Maidenhead to London Paddington which links to the Elizabeth Line. The M4 and M40 motorways are accessible via the Marlow Bypass at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** radiator, stairs to First Floor Landing, vinyl tiled flooring, storage cupboard.

CLOAKROOM comprising low level w.c., vanity wash hand basin, tiled floor, double glazed frosted window, heated towel rail.



KITCHEN/BREAKFAST ROOM fitted with a range of high gloss floor and wall units, granite work surfaces, integrated dishwasher, washer/dryer and fridge freezer, five burner gas hob with extractor fan over and oven below, vinyl tiled flooring, front aspect double glazed bay window providing space for a small breakfast table, radiator.



LIVING/DINING ROOM rear aspect room with double glazed window, feature marble fireplace, radiator, television aerial point and double glazed doors to



CONSERVATORY fully double glazed with doors to garden, tiled floor with underfloor heating.

FIRST FLOOR

LANDING airing cupboard and stairs to Second Floor.



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



ENSUITE SHOWER ROOM tile and glazed shower cubicle, wash hand basin, low level w.c., heated towel rail, double glazed frosted window, tiled floor.

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

BATHROOM comprising tile enclosed bath with mixer taps and shower attachment, wash hand basin, low level w.c., heated towel rail, double glazed frosted window, tiled floor.

SECOND FLOOR



BEDROOM ONE dual aspect room with double glazed windows, built in wardrobes, eaves storage, radiator, cupboard housing central heating boiler and additional storage.

ENSUITE SHOWER ROOM comprising tile and glazed shower cubicle, vanity wash hand basin, low level w.c., tiled floor, heated towel rail, Velux window.

OUTSIDE

TO THE FRONT of the property is a paved area of garden with flower borders and pathway to front door.



TO THE REAR is a private and low maintenance area of garden that is paved and shingled with garden shed, flower and shrub borders, panel fence surround and gated rear access.

PARKING there are two parking spaces to the front.

M48810925 EPC BAND: D

COUNCIL TAX BAND: E

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

DIRECTIONS: using the postcode **SL6 5LE** East Arms Place can be found immediately on the left hand side when entering Hurley High Street.

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.

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 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 = 50.4 sq m / 542 sq ft
First Floor = 38.4 sq m / 413 sq ft
Second Floor = 27.6 sq m / 297 sq ft
Total = 116.4 sq m / 1,252 sq ft



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

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