

80 HIGH STREET, MARLOW
PRICE: £799,950 FREEHOLD

ANDREW MILSOM

80 HIGH STREET
MARLOW
BUCKS SL7 1AQ

PRICE: £799,950 FREEHOLD

A delightful period cottage having been cleverly remodelled and improved over recent times providing a wealth of charm, character thoughtfully combined with stylishly finished contemporary style living accommodation ideally positioned in the heart of the town.

COURTYARD REAR GARDEN: THREE BEDROOMS ALL WITH EN SUITE FACILITIES: ENTRANCE HALL: SITTING ROOM WITH VAULTED CEILING:REFITTED KITCHEN: GAS CENTRAL HEATING:
NO ONWARD CHAIN.

TO BE SOLD: this charming period cottage has been tastefully refurbished over recent times yet retaining a wealth of character and some original features which can only be appreciated from an internal inspection. The cottage occupies a particularly convenient position in Marlow High Street which excellent range of shopping, sporting and social facilities. Marlow has a railway station with train service to Paddington, via Maidenhead and the M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.
The accommodation comprises:

Part glazed and panelled front door to
ENTRANCE HALL with laminated wood flooring, tiled feature wall, radiators, door to garden and stairs to first floor landing.



BEDROOM THREE a front aspect room with bay window and window seat, beamed ceiling, air conditioning unit, radiator, laminated wood flooring.

EN SUITE CLOAKROOM comprising low level wc, wash basin, part tiled walls, radiator.

From the bedroom stairs lead down to:



EN SUITE BATHROOM white suite comprising freestanding bath with shower over, vanity wash basins, fully tiled walls, tiled floor, radiator.



REFITTED KITCHEN with Shaker style units, marble work surfaces, ceramic hob with extractor fan over and oven below, one and a half bowl sink, integrated dishwasher, washing machine and fridge/freezer, beamed ceiling, laminated wood flooring, fully tiled walls, side aspect window, radiator, boiler cupboard, steps down to small cellar providing useful storage space. Door to:



SITTING ROOM with side aspect windows and stable door to garden, beamed and vaulted ceiling, feature cast iron fireplace, wood flooring, tv point, radiator.

FIRST FLOOR LANDING access to loft space, storage cupboard.



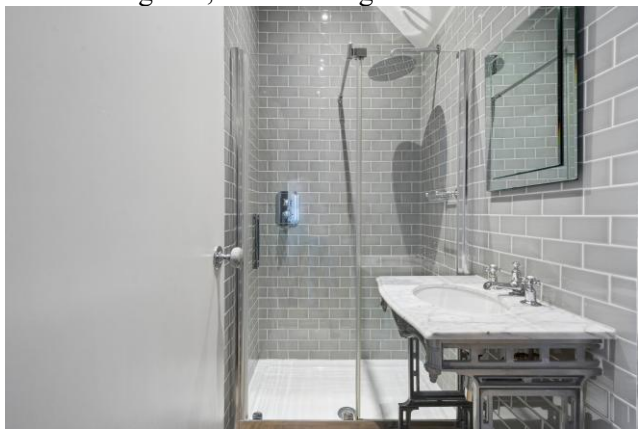
BEDROOM ONE a side aspect room with fitted wardrobes, drawers and attractive wooden surface, wood flooring, air conditioning unit, free standing bath.



EN SUITE SHOWER ROOM with tiled and glazed shower, vanity wash basin, low level wc, fully tiled walls, heated towel rail, wooden flooring.



BEDROOM TWO a front aspect room with sash windows, wood flooring, radiator, tv point, air conditioning unit, free standing bath.



EN SUITE SHOWER ROOM double sized tiled and glazed shower, wash basin with marble surround, low level wc, heated towel rail, fully tiled walls.



OUTSIDE to the rear is a private low maintenance courtyard garden with panel fence and exposed brick wall surround. Water tap.

VIEWING: Please arrange to view with our Marlow office homes@andrewmilsom.co.uk or 01628 890707

DIRECTIONS: Use **SL7 1AQ** where No.80 can be found two thirds of the way down the High St on the right hand side when walking down from the Obelisk roundabout at the top of the High St.

M26640926 COUNCIL TAX BAND:tbc
EPC BAND:D.

PARKING: There is a Buckinghamshire Council car park within a short walk. Open 24/7 and discounted season tickets are available.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. 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.

Approximate Gross Internal Area
Lower Ground Floor = 11.4 sq m / 123 sq ft
Ground Floor = 58.8 sq m / 633 sq ft
First Floor = 50.8 sq m / 547 sq ft
Total = 121.0 sq m / 1,303 sq ft

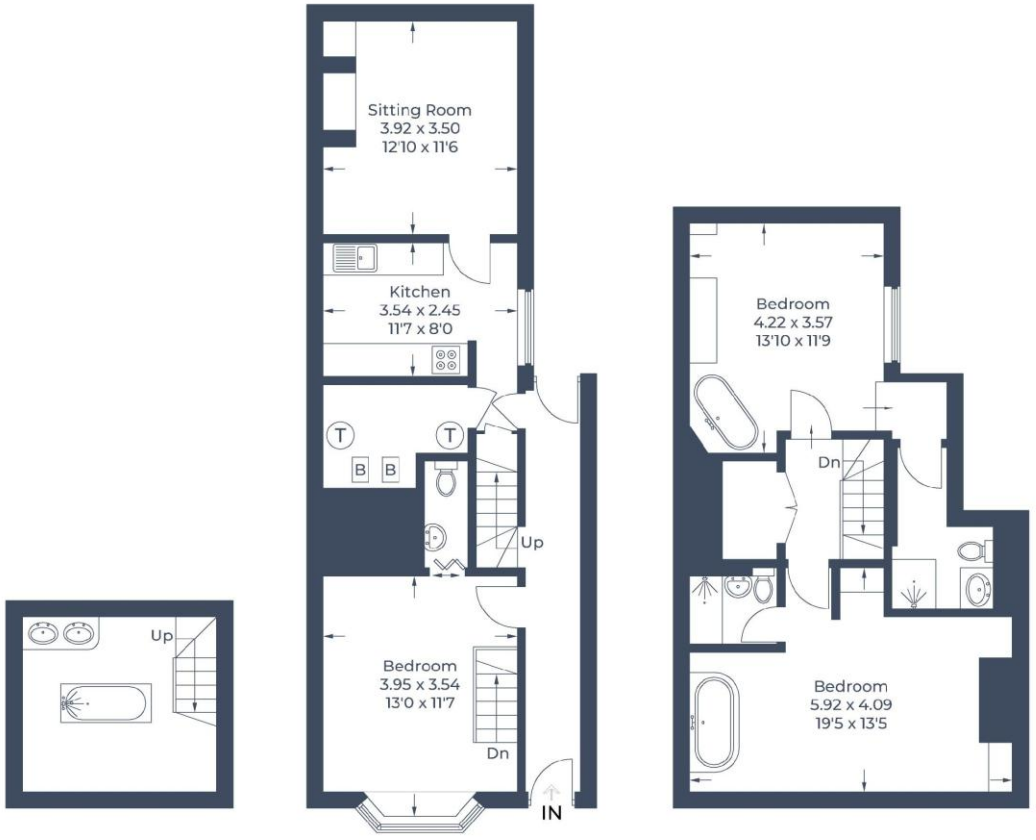


Illustration for identification purposes only,
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