



3 WILLOWMEAD SQUARE
PRICE: £570,000 FREEHOLD

am ANDREW
MILSON

**3 WILLOWMEAD SQUARE
MARLOW
BUCKS SL7 1HP**

PRICE: £570,000 FREEHOLD

A well planned and presented three bedroom mid terrace town house occupying a pleasant location with an outlook over an open green to the front and the landscaped 50ft garden to the rear.

**50FT REAR GARDEN:
THREE BEDROOMS: MODERN
BATHROOM: LIVING ROOM:
DINING ROOM: FITTED KITCHEN:
GAS CENTRAL HEATING:
DOUBLE GLAZING: WOODEN
FLOORING: SINGLE GARAGE:
DRIVEWAY PARKING FOR TWO CARS.**

TO BE SOLD: located approximately half a mile from Marlow High Street within level walking distance and ideally placed for access to the M4 and M40, a well-planned and presented three bedroom town house that is highly recommended for an internal viewing. This fine property is offered for sale in excellent decorative order with work by the current owner having included the installation of a Worcester gas fired combi boiler and a Rangemaster cooker and the garden has been superbly landscaped whilst additional parking space has been added to the driveway. Marlow High Street has an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. There is also a railway station with trains to London Paddington via Maidenhead The M4 and M40 are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:

ENTRANCE PORCH front door, part glazed oak door to



LIVING ROOM: with a contemporary gas fire, wooden flooring, radiator and wide opening to



DINING ROOM: including stairs to First Floor with cupboard under, wooden flooring, double glazed patio door with picture window, radiator, wall thermostat and door to Kitchen.

**DRAFT DETAILS AWAITING CLIENTS
APPROVAL**



KITCHEN: range of wall and base units, granite style working surfaces, one and a half sinks with single drainer, mixer tap, under pelmet lighting. Rangemaster multi stove cooker with induction hob and cooker hood, stainless steel back plate and cooker hood, space for fridge freezer washing machine and dishwasher (both with plumbing), breakfast bar, tiled floor, radiator.

FIRST FLOOR

LANDING access to insulated loft via retractable ladder, double wardrobe, cupboard and boiler cupboard with Worcester combination boiler, radiator.



BEDROOM ONE: wooden floor, radiator, double wardrobe and outlook over green.



BEDROOM TWO: radiator, double wardrobe, double glazed window with view over rear.



BEDROOM THREE: 10'6 x 8'9 (3.20 x 2.67m) wooden flooring, radiator.

BATHROOM white suite of panel bath, separate thermostatically controlled shower unit with screen, wash basin on a vanity stand, low level w.c, mirror with concealed medicine drawer, radiator, extractor fan. tiled walls & floor,



OUTSIDE

THE FRONT GARDEN includes a concrete and gravelled driveway suitable for parking of two cars with a pathway leading to the front door. **SINGLE GARAGE** with up and over door, light, power and fuse box.



THE REAR GARDEN is a feature having been superbly landscaped and measuring approx. 50ft in depth. There is a wide paved patio, outside tap and electrics, stone pathway with flower border and lawn to side, panel fencing and flagstone patio to rear with pebble bed, timber garden shed and gated rear access.



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EPC BAND: D

COUNCIL TAX BAND

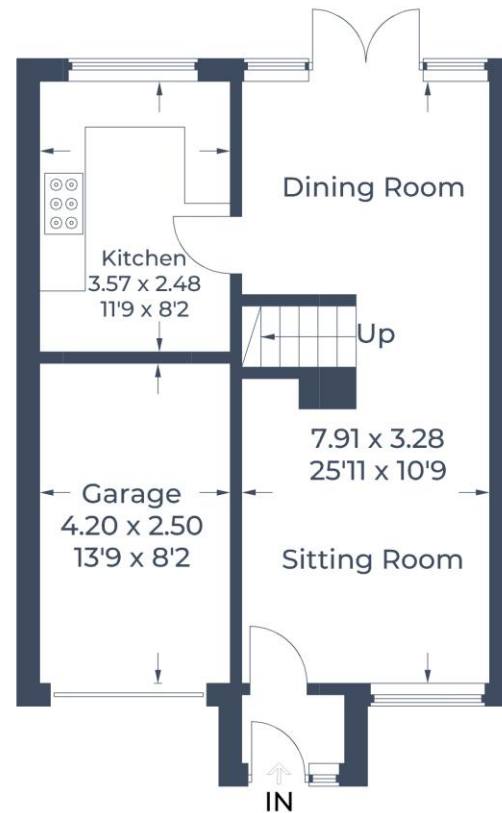
VIEWING: please arrange to view with our Marlow office using 01628 890707 or homes@andrewmilsom.co.uk

DIRECTIONS: using **SL7 1HP** turn into Willowmead Gardens and then left into The Square where number 3 will be found on the left.

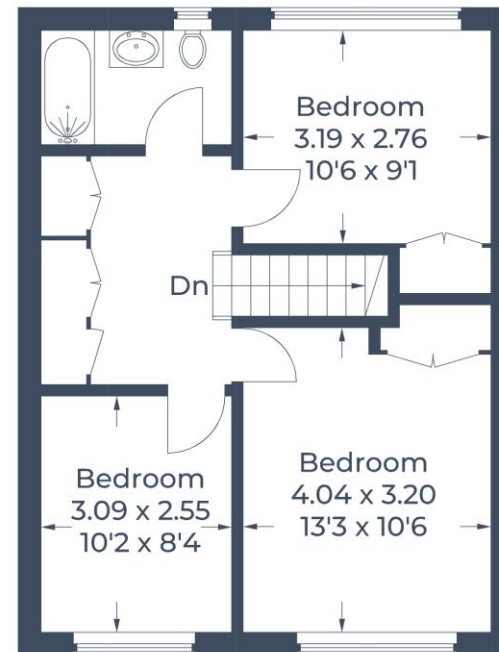
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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.

Approximate Gross Internal Area
Ground Floor = 36.8 sq m / 396 sq ft
First Floor = 46.6 sq m / 502 sq ft
Garage = 10.5 sq m / 113 sq ft
Total = 93.9 sq m / 1,011 sq ft



Ground Floor



First Floor

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

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