



11 DEDMERE COURT, MARLOW
PRICE: £595,000 FREEHOLD

am ANDREW
MILSON

**11 DEDMERE COURT
MARLOW
BUCKS SL7 1PL**

PRICE: £595,000 FREEHOLD

A spacious three bedroom town house providing well appointed living accommodation in a popular residential area located approximately half a mile of Marlow high street.

**30' REAR GARDEN: THREE BEDROOMS:
BATHROOM: SITTING ROOM:
KITCHEN/DINING ROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZING: SINGLE GARAGE:
FRONTING ONTO A CENTRAL GREEN.**

TO BE SOLD: Located in a quiet cul de sac setting and within walking distance of Marlow High Street, this well presented three bedroom townhouse is highly recommended for an internal viewing. Marlow town centre has an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station which is a 7 minute walk away with trains to London Paddington, via Maidenhead, which is linked to Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

ENTRANCE HALL glazed front door, vinyl flooring and stairs leading to first floor.



SITTING ROOM: with feature fireplace, radiator, T.V aerial point, understairs storage cupboard, front aspect double glazed window and door to:



KITCHEN/DINING ROOM: fitted with a range of high gloss floor and wall units, wooden work surfaces, one and half bowl sink, stainless steel gas hob with oven below and extractor fan over, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, concealed central heating boiler, rear aspect double glazed window and doors to garden, fitted corner bench seat, radiator.

FIRST FLOOR

LANDING: With access to loft.



BEDROOM ONE: range of fitted wardrobes, radiator and front aspect double glazed window, airing cupboard.



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

BEDROOM THREE: front aspect double glazed window, radiator.



BATHROOM with white suite comprising panel enclosed bath with shower over, low level w.c, vanity wash hand basin, double glazed frosted window, tiled floor and heated towel rail.

OUTSIDE

TO THE FRONT There is a central lawned green and a small area of garden with pathway leading to the front door.



THE REAR GARDEN is lawned and paved with panelled fence surround and gated to:

SINGLE GARAGE: with up and over door, light and power.

M13560126
EPC BAND:tbc

VIEWING: To avoid disappointment, please arrange to view with our Marlow office on **01628 890707**. We shall be please to accompany you on your inspection.

DIRECTIONS: from our Marlow High Street office proceed towards the river bridge turning left at the mini roundabout into Station Road. Continue along Station Road into Dedmere Road and turn left into Dedmere Rise. Take the third right turn into Dedmere Court where No. 11 will be found towards the end of the road in the penultimate block on the left.

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, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

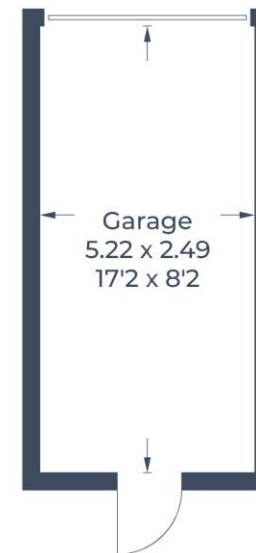
Approximate Gross Internal Area
 Ground Floor = 42.3 sq m / 455 sq ft
 First Floor = 40.5 sq m / 436 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 95.8 sq m / 1,031 sq ft



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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