



KERRYDOWN, KENNEDY CLOSE, MARLOW
PRICE: £1,299,000 FREEHOLD

am ANDREW
MILSON

**KERRYDOWN
KENNEDY CLOSE
MARLOW
BUCKS SL7 3JA**

PRICE: £1,299,000 FREEHOLD

A tastefully presented and thoughtfully extended four bedroom detached family home situated in a popular and convenient cul de sac setting within easy access of Marlow town centre.

LARGE LANDSCAPED GARDEN WITH HEATED SWIMMING POOL: MAIN BEDROOM WITH EN SUITE SHOWER ROOM: THREE FURTHER DOUBLE BEDROOMS: FAMILY BATH/SHOWER ROOM: ENTRANCE HALL: SHOWER ROOM: LIVING ROOM: IMPRESSIVE OPEN KITCHEN/DINING & SUN LOUNGE: STUDY/ BEDROOM FIVE: UTILITY ROOM: DRIVEWAY PARKING: GARAGE: GAS CENTRAL HEATING TO RADIATORS: SOLAR PANELS (18 X 400 WATT PANELS & 2 X 5 KWL BATTERIES): VIEWING STRONGLY RECOMMENDED.

TO BE SOLD: A superbly appointed four/five bedroom detached home that has been cleverly remodelled and extended by the current owners and now provides well planned and spacious living accommodation worthy of an internal inspection. Kennedy Close is located within one mile of Marlow town centre with an excellent range of sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** parquet flooring, stairs to first floor landing, cloaks, electrical cupboard, radiator.



STUDY/FAMILY ROOM dual aspect double glazed windows, fitted cupboard, shelving and desk, Parquet flooring, radiator. This room could also be used as a fifth bedroom.

JACK & JILL SHOWER ROOM with double sized shower, vanity wash basin, low level wc, fully tiled walls and floor, heated towel rail. Door to Utility Room.



LIVING ROOM a dual aspect room with double glazed bay window, French doors to garden, feature fireplace with inset cast iron log burner, Parquet flooring, radiator, tv point.

OPEN PLAN KITCHEN/DINING AREA & SUN ROOM



Kitchen area: fitted with a range of Shaker style units, granite work surfaces, one and a half bowl sink, central island/breakfast bar with inset 5 burner gas hob, tall cupboard housing electric oven and combination microwave/oven, space for American fridge/freezer, integrated dishwasher, tiled floor, vertical radiator, double glazed door to side. Opening through to **SUN LOUNGE** with double glazed windows and doors to garden, French doors to Living Room, tiled floor.

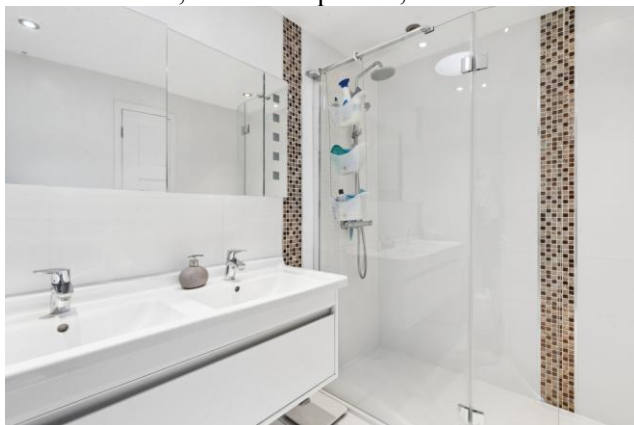
UTILITY ROOM with matching floor and wall units, sink, space and plumbing for washing machine and tumble dryer, tiled floor, heated towel rail, door to side.

FIRST FLOOR

LANDING with front aspect double glazed window, access to fully insulated loft with central heating boiler and pressurised hot water tank, cloaks and airing cupboards, radiator.



BEDROOM ONE a rear aspect room with double glazed doors and Juliette balcony overlooking the rear garden, built in wardrobes, walk in wardrobe, Velux window, shelved cupboard, radiator.



EN SUITE SHOWER ROOM with double sized shower, his and hers wash basins, low level wc, heated towel rail, tiled floor.

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

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

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

FAMILY BATHROOM comprising enclosed panelled bath, separate double sized shower, vanity wash basin, low level wc, fully tiled walls and floor, heated towel rail, double glazed frosted window.

OUTSIDE

To the front is a driveway providing parking for three cars, EV car charger and a **GARAGE** with electric up and over door light, power and useful overhead storage with ladder.



TO THE REAR is a thoughtfully landscaped garden offering a high degree of privacy with a large west facing paved entertaining area to the rear and side of the house, additional paved and shingled area with water feature, lawned area with sleeper edge borders, exposed brick and panelled fence surround, Pergola.



HEATED SWIMMING POOL with retractable electric safety cover and heated via an air source heat pump.

Summerhouse, garden shed and pool pump room.

M49190426

EPC BAND: tbc

COUNCIL TAX BAND: TBC

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

DIRECTIONS: using the post code SL7 3JA where Kerrydown can be found immediately on the left as you enter the cul de sac..

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.

Approximate Gross Internal Area
 Ground Floor = 112.8 sq m / 1,214 sq ft
 First Floor = 84.1 sq m / 905 sq ft
 (Including Eaves / Excluding Void)
 Garage / Summer House = 27.7 sq m / 298 sq ft
 Total = 224.6 sq m / 2,417 sq ft

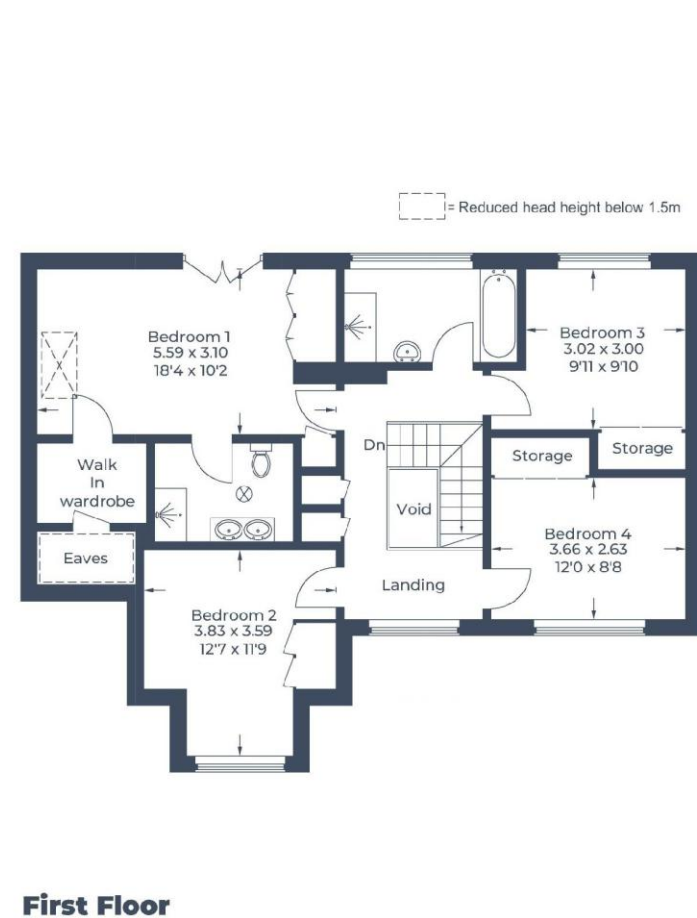
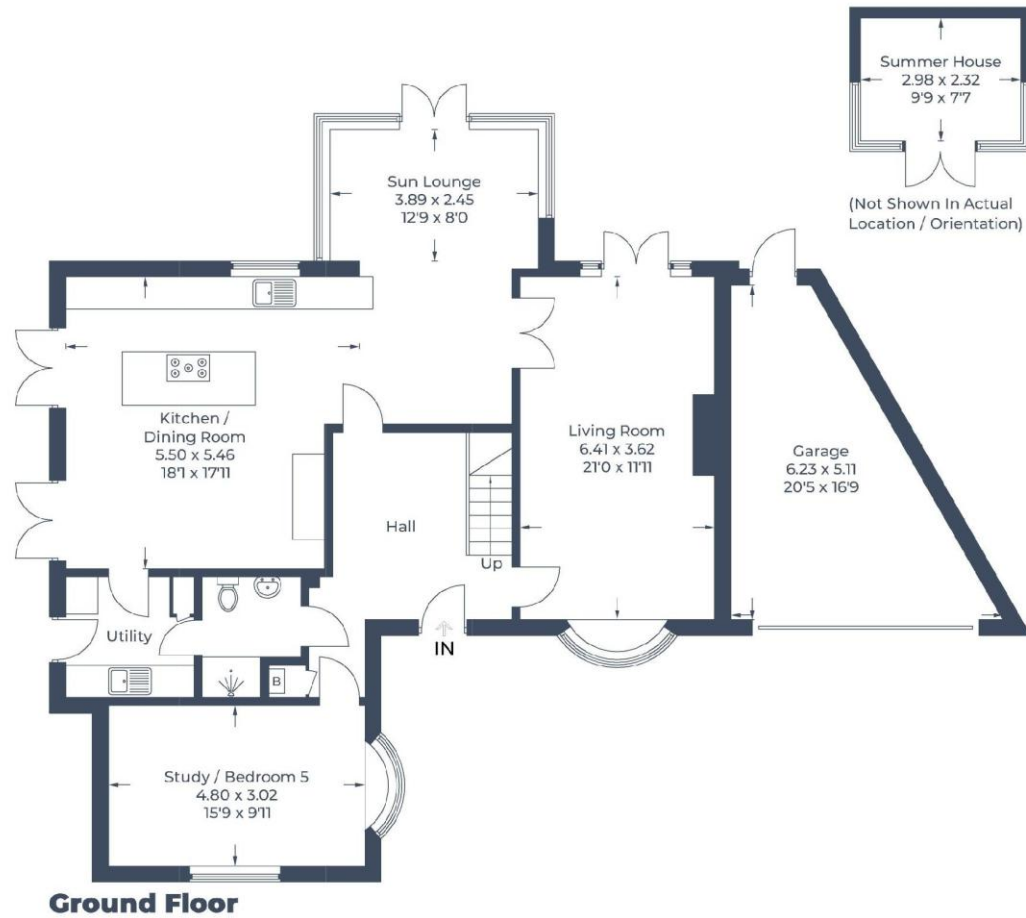


Illustration for identification purposes only,
 measurements are approximate, not to scale.