



40 SANDYGATE CLOSE, MARLOW
PRICE: £640,000 FREEHOLD

am ANDREW
MILSON

**40 SANDYGATE CLOSE
MARLOW
BUCKS SL7 3BB**

PRICE: £640,000 FREEHOLD

Situated within an easy walk of Marlow High Street and located opposite a central green with parking, this superbly presented and upgraded three bedroom semi-detached home is highly recommended for an internal viewing.

60ft SOUTH WEST FACING GARDEN:

THREE BEDROOMS:

MODERN BATH/SHOWER ROOM:

ENTRANCE HALL: CLOAKROOM:

LIVING ROOM WITH OPEN FIREPLACE:

DINING ROOM: REFITTED KITCHEN:

UTILITY ROOM: GARDEN OFFICE:

GAS CENTRAL HEATING:

DOUBLE GLAZING: OFF ROAD PARKING.

TO BE SOLD: situated in a popular residential area just over half a mile from Marlow High Street, this well planned and tastefully presented three bedroom semi-detached home has been much improved over recent times. The property is also located within a short stroll of the favoured Holy Trinity/Sandygate school catchment. Marlow High Street with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington via Maidenhead and the Elizabeth line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

ENTRANCE HALL with wood block flooring, radiator, stain glass illuminated cloaks cupboard, stairs to First Floor.



LIVING ROOM dual aspect with double glazed sliding patio door to garden, attractive open stone fireplace, radiator.



DINING ROOM front aspect double glazed window, laminated wood flooring, radiator and archway to



REFITTED KITCHEN fitted with a range of wall and base units with twin butler's sinks, mixer tap, laminated wood flooring, space for fridge freezer, double glazed window overlooking the rear garden, fitted dishwasher, four ring induction hob with cooker hood over, oven under, under stairs storage cupboard and door to

UTILITY ROOM with doors to front and rear, space and plumbing for washing machine, shelved cupboard.

CLOAKROOM with white suite of vanity wash basin, low level w.c., combination gas fired boiler.

FIRST FLOOR

LANDING with access to loft (fully boarded and insulated), double glazed window overlooking the rear garden.



BEDROOM ONE a front aspect room with double glazed window, fitted wardrobe, covered radiator.



BEDROOM TWO a front aspect room with double glazed window, fitted wardrobe, covered radiator.

BEDROOM THREE a rear aspect room with double glazed window, fitted wardrobe, covered radiator.



BATH/SHOWER ROOM refitted with white suite of panel bath with mixer taps and shower attachment, vanity wash basin, low level wc, tiled walls and floor, heated towel rail, heated floor, separate tiled and glazed power shower cubicle.

OUTSIDE

TO THE FRONT is a part gravelled and part tarmac hardstanding providing driveway parking, communal side corridor with lockable door. Electric point.



THE REAR GARDEN is an attractive feature of the property and includes a wide crazy paved patio with pergola over, tap, electrical point,

lawn area interspersed with raised pebble and shingled borders timber garden shed with power.



GARDEN ROOM with electric and wired internet connection. The rear garden is enclosed by panel fencing, is south west facing and measures approximately 60ft in depth.

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EPC BAND: C

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

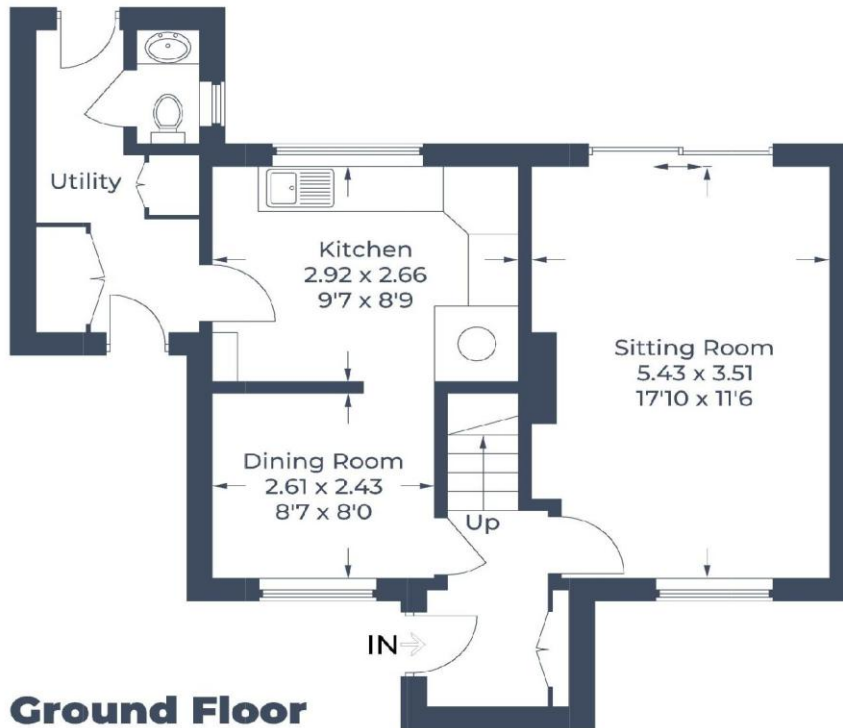
DIRECTIONS: using the postcode SL7 3BB the property can be found towards the end of the cul de sac.

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.

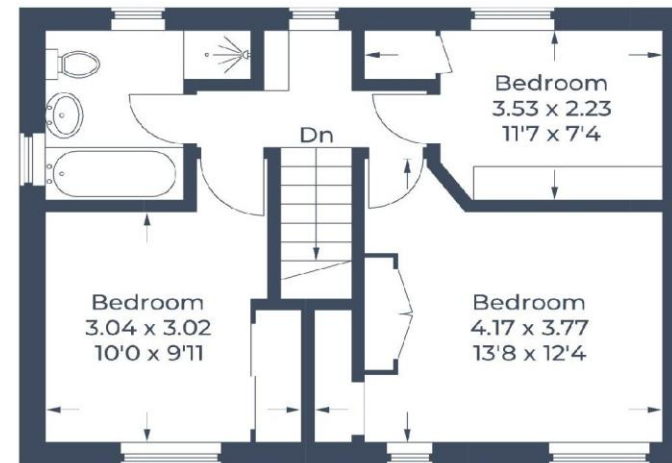
Approximate Gross Internal Area
 Ground Floor = 51.8 sq m / 557 sq ft
 First Floor = 40.0 sq m / 430 sq ft
 Garden Office = 12.2 sq m / 131 sq ft
 Total = 104.0 sq m / 1,118 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.