



**7 CHARLOTTE WAY, MARLOW**  
**PRICE £525,000 FREEHOLD**

**am** ANDREW  
MILSON

**7 CHARLOTTE WAY  
STATION ROAD  
MARLOW  
BUCKS SL7 1PJ**

**PRICE £525,000 FREEHOLD**

Situated in the heart of the town within a short walk of Marlow High Street and railway station, a two bedroom terraced home offered for sale with no onward chain.

**PRIVATE COURTYARD GARDEN:  
TWO BEDROOMS: BATHROOM:  
SITTING ROOM: KITCHEN: GAS  
CENTRAL HEATING TO RADIATORS:  
ALLOCATED PARKING:  
IN NEED OF SOME MODERNISATION:  
NO ONWARD CHAIN.**

**TO BE SOLD:** situated in this popular and convenient setting within a short stroll of Marlow High Street, a two bedroom home forming part of this courtyard development providing an ideal opportunity to remodel and improve worthy of an internal inspection. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which 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 door to:



**SITTING ROOM** a front aspect room with leaded light windows, stairs to first floor landing with storage cupboard under, tv point, radiator and door to:



**KITCHEN** fitted with cottage style floor and units, granite effect work surfaces, Neff ceramic hob with oven below and extractor fan over, one and half bowl sink, integrated dishwasher and washing machine, wall mounted central heating boiler, radiator, double glazed window and doors to garden.

**FIRST FLOOR LANDING** access to loft space.



**BEDROOM ONE** a front aspect room with leaded light window, built in wardrobe, radiator.



**BEDROOM TWO** with Velux window, radiator.



**BATHROOM** comprising an enclosed panel bath with Triton shower over, wash hand basin, low level wc, heated towel rail, part tiled walls, Velux window.



**OUTSIDE** To the rear is a private courtyard garden predominately paved with panelled fence surround.



**PARKING** There is one allocated parking space to the front of the property.

**VIEWING:** PLEASE CONTACT OUR MARLOW OFFICE [HOMES@ANDREWMLSOM.CO.UK](mailto:HOMES@ANDREWMLSOM.CO.UK) OR 01628 890707.

**DIRECTIONS:** using SL7 1PJ, from Marlow High St turn left and the mini roundabout into Station Road and Charlotte Way can be found after a short distance on the left hand side.

**M49160426 EPC BAND:tbc**  
**COUNCIL TAX BAND:tbc**

**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.

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.

**DRAFT DETAILS**  
**AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area  
Ground Floor = 30.7 sq m / 330 sq ft  
First Floor = 30.4 sq m / 327 sq ft  
Total = 61.1 sq m / 657 sq ft

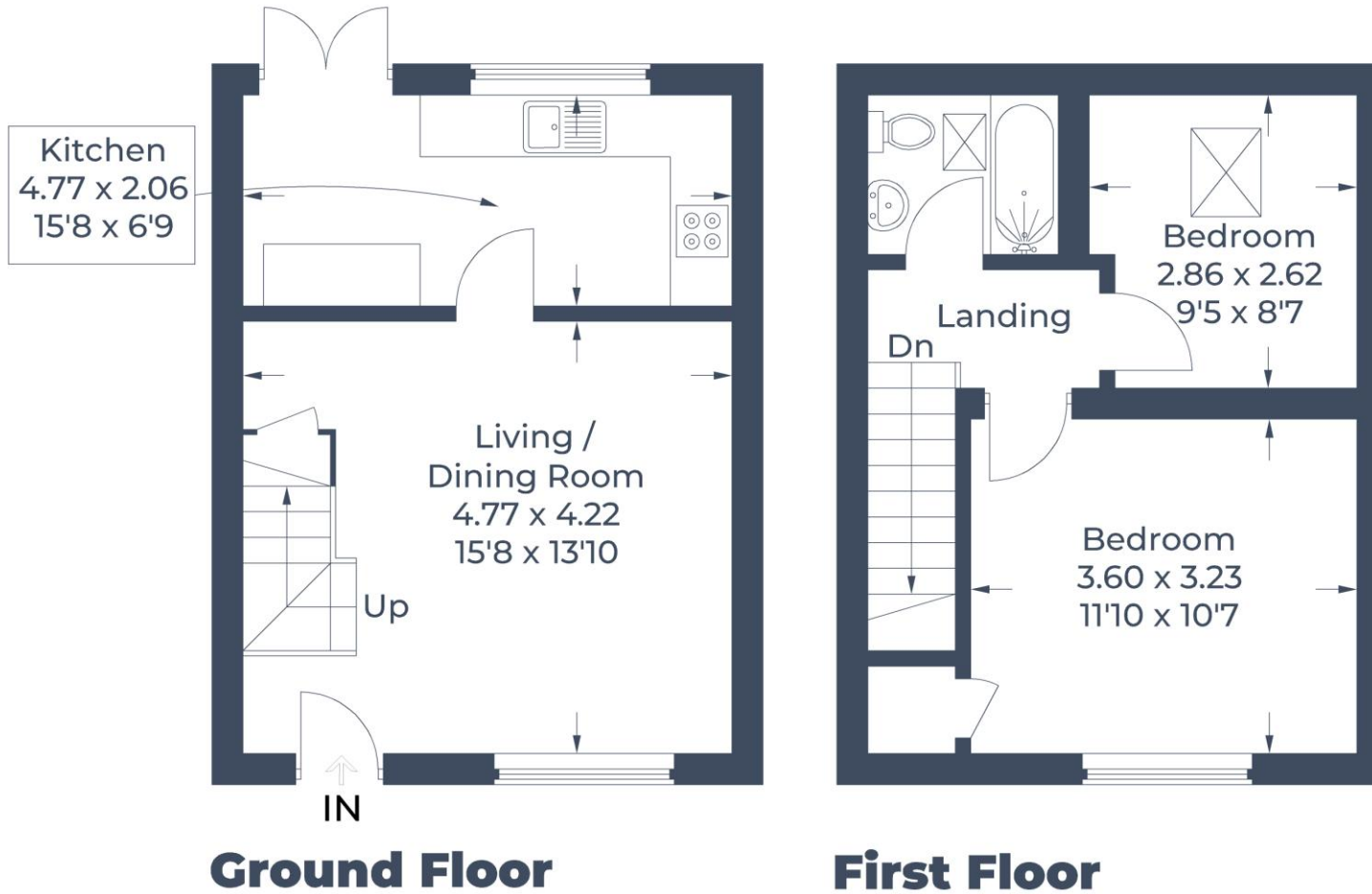


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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