



48, CHAPEL STREET, MARLOW
PRICE: £995,000 FREEHOLD

am ANDREW
MILSOM

**48 CHAPEL STREET
MARLOW
BUCKS SL7 1DD**

PRICE: £995,000 FREEHOLD

Situated in the heart of the town within an easy level walk of the High Street, this four bedroom, three storey elegant Grade II listed house has been fitted to the highest standard and combines modern conveniences with a period charm and character.

**SUNNY COURTYARD GARDEN:
FOUR LARGE BEDROOMS:
THREE BATH/SHOWER ROOMS:
CLOAKROOM: SITTING ROOM:
DRAWING ROOM: KITCHEN/BREAKFAST
ROOM: BASEMENT: GAS CENTRAL
HEATING TO RADIATORS & UNDERFLOOR
HEATING: TWO DRIVEWAY PARKING
SPACES: NO ONWARD CHAIN.**

TO BE SOLD: this impressive and elegant four bedroom townhouse has been upgraded and refitted to create well designed accommodation over three floors as well as a useful basement cellar. An internal inspection will reveal good sized and light rooms with two double bedroom suites, a luxurious fitted kitchen/breakfast room, reception rooms to both the ground and first floors as well as a sunny south facing garden with off street parking for two cars. This delightful home is ready to occupy and enjoys a prime position in Marlow Town Centre which 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, which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:

ENTRANCE HALL double glazed front door, ornate stained glazing above, two radiators, door to.

BASEMENT light, power, useful storage, under stairs cupboard, heating and ventilation system.

CLOAKROOM with white suite of low level w.c., wash basin, tiled floor with underfloor heating, tiled wall surrounds, heated towel rail.



SITTING ROOM with secondary glazed bay window, four wall light points.



FITTED KITCHEN/BREAKFAST ROOM range of contrasting wall and base units with granite working surface, one and a half stainless steel sinks, grooved drainer, mixer tap, space and plumbing for washing machine, wine fridge, Neff four ring

induction hob, oven, combination microwave, fridge and freezer, tiled floor, breakfast bar, spotlighting, radiator, tv aerial point, Worcester gas fired boiler, double glazed doors to outside.

FIRST FLOOR LANDING wall thermostat, radiator, airing cupboard with pressurised hot water cylinder and shelving, door to



BEDROOM ONE double glazed bay window, radiator and wide opening to

DRESSING ROOM with fitted wardrobes, double glazed bay window, radiator.



ENSUITE SHOWER ROOM white suite of large shower cubicle, shower unit and thermostatic control, tiled wall surrounds, heated tiled floor, low level w.c., pedestal basin, heated towel rail, spotlighting.



DRAWING ROOM with radiator, secondary glazed windows.

SECOND FLOOR LANDING with conservation roof light, access to loft, radiator, wall thermostat.

BATHROOM white suite of panel bath, thermostatic shower unit, tiled wall surrounds, glazed screen, heated towel rail, extractor fan, spotlighting, heated tiled floor, w.c. with concealed cistern, roof light, wash basin with vanity drawer mirror.



BEDROOM TWO secondary glazed windows, radiator and door to



ENSUITE SHOWER ROOM white suite of large shower cubicle with thermostatic shower unit, tiled wall surrounds, low level w.c., heated tiled floor, towel rail, wash basin with vanity drawer, mirror, spotlighting and extractor fan.

BEDROOM THREE radiator, fireplace recess, double glazed window overlooking the rear garden.

BEDROOM FOUR radiator, double glazed window overlooking the rear garden.

OUTSIDE



THE REAR GARDEN has been paved for ease of maintenance, has a southerly aspect with a large patio area, panel fencing and gated side access to



TWO PARKING SPACES accessed from Claremont Gardens.

VIEWING: Please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

M46270626

EPC BAND: C

COUNCIL TAX BAND: F

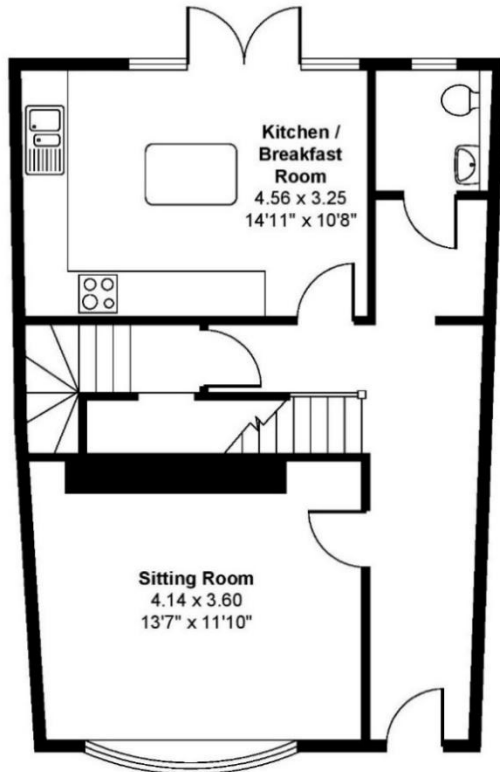
DIRECTIONS: from our Marlow office proceed to the top of the High Street and turn right at the obelisk into Spittal Street. Continue over the roundabout into Chapel Street and having past Jolliffe House on your right, turn next right into Claremont Gardens where the parking bays of Jolliffe will be found immediately on the right.

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.

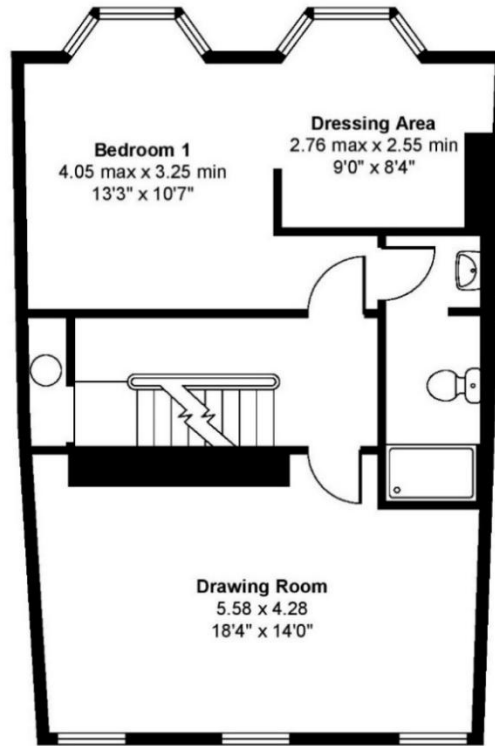
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

NOT TO SCALE

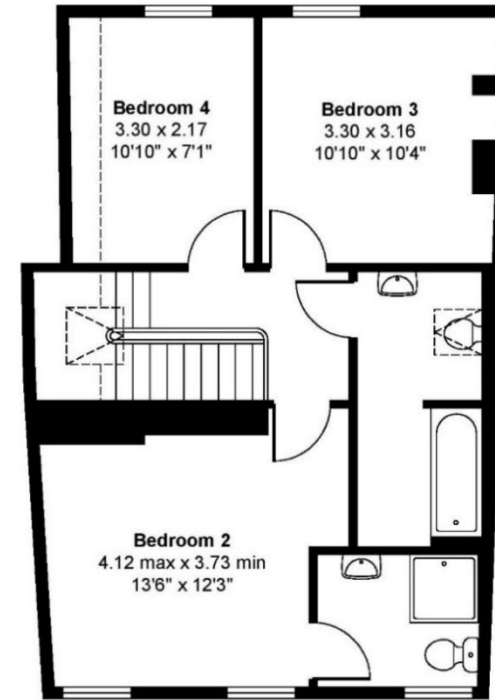
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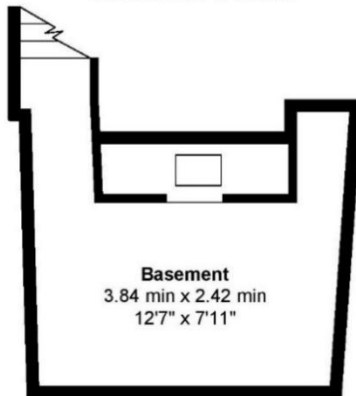
Ground Floor



First Floor



Second Floor



Basement

Approximate Floor Area
177.75 sq m - 1913 sq ft
(Gross Internal)

