



1 CHILTERN ROAD, MARLOW
PRICE: £795,000 FREEHOLD

am ANDREW
MILSOM

**1 CHILTERN ROAD
MARLOW
BUCKS SL7 2PW**

PRICE: £795,000 FREEHOLD

Situated on rising ground on the favoured western side of Marlow and within a short stroll of Marlow High Street, a superbly appointed and recently refurbished three bedroom detached home worthy of an internal inspection.

**PRIVATE SOUTH FACING REAR GARDEN:
THRE BEDROOMS:BATHROOM:ENTRANCE HALL:CLOAKROOM:SITTING ROOM:
OPEN PLAN KITCHEN/DINER:
DRIVEWAY PARKING:GAS CENTRAL HEATING:DOUBLE GLAZED:QUALITY FITTINGS THROUGHOUT:CUL DE SAC SETTING WITHIN SPINFIELD PRIMARY SCHOOL CATCHMENT.**

TO BE SOLD: a three bedroom detached home that has been recently remodelled and considerably improved providing stylish and contemporary light and airy living accommodation worthy of an internal inspection.

Chiltern Road is conveniently located within an easy walk of Marlow High Street and Sir William Borlase Grammar School. This fine home which is set in Spinfield Primary school catchment is highly recommended for an internal viewing and has no onward chain. 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:

ENTRANCE HALL stairs to first floor with cupboard under, radiator.

CLOAKROOM white suite of low level w.c., vanity wash hand basin, part tiled walls, double glazed window with fitted shutters.



SITTING ROOM front aspect with double glazed window with fitted shutters, feature log effect gas fire, radiator.

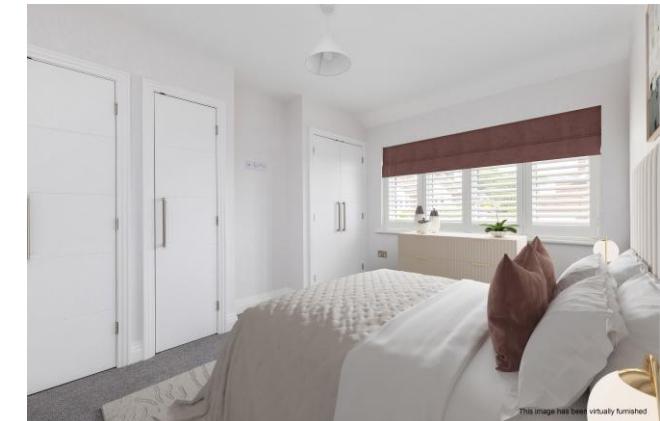


KITCHEN/BREAKFAST ROOM impressive open plan room with matching floor and wall units, quartz work surfaces incorporating a breakfast bar, stainless steel sink, ceramic hob with extractor fan over, electric oven and grill, integrated dishwasher, fridge/freezer, tiled floor, radiator, rear aspect double glazed window and doors to garden.

FIRST FLOOR LANDING access to loft space, side aspect double glazed window with fitted shutters, **UTILITY CUPBOARD** with washing machine and tumble dryer.



BEDROOM ONE front aspect double glazed window with fitted shutters, built in wardrobes, radiator.



BEDROOM TWO rear aspect double glazed window with fitted shutters, built in wardrobes, radiator.

BEDROOM THREE front aspect double glazed window with fitted shutters, built in cupboard, radiator.



BATHROOM white suite of tile enclosed bath with shower over, low level w.c., vanity wash basin, heated towel rail, fully tiled walls and floor, double glazed frosted window with fitted shutters.

OUTSIDE

To the front is a shingled driveway providing off road parking. Gated access leads to the rear garden.



THE REAR GARDEN to the rear of the house is a decked seating area leading to the remainder of the garden which is laid to lawn with panel fence and shaped hedge surround. Garden shed.



M49000226 **EPC BAND: tbc**
COUNCIL TAX BAND: tbc

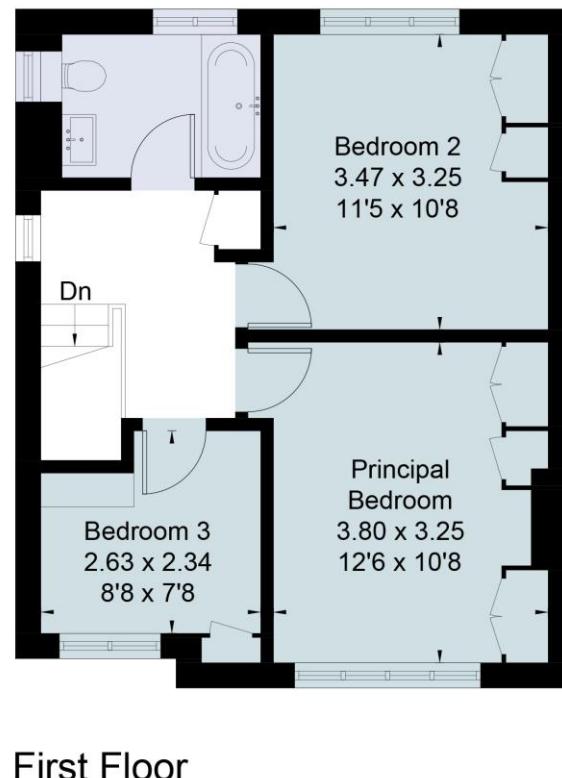
VIEWING: Please contact our Marlow office
homes@andrewmilsom.co.uk or 01628 890707.

DIRECTIONS: using the postcode **SL7 2PW** the property can be found on the left hand side as you enter the cul de sac.

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.

Approximate Floor Area = 89.2 sq m / 960 sq ft
Store = 2.5 sq m / 27 sq ft
Total = 91.7 sq m / 987 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. [@fourwalls-group.com](http://fourwalls-group.com) #96482