



**10 ELIZABETH ROAD, MARLOW**  
**PRICE: £640,000 FREEHOLD**

**am** ANDREW  
MILSOM

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MARLOW  
BUCKS SL7 3JQ**

**PRICE: £640,000 FREEHOLD**

Quietly situated within half a mile of Marlow town centre and ideally place for easy access to the M4 and M40 motorways, a superbly presented three bedroom mid terrace home with a pleasant south facing garden.

**75' SOUTH FACING GARDEN:  
THREE DOUBLE BEDROOMS:  
ENSUITE SHOWER ROOM:  
FAMILY BATHROOM: CLOAKROOM:  
LIVING ROOM: OPEN PLAN KITCHEN:  
UTILITY ROOM: FAMILY ROOM:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING: BLOCK PAVED  
HARDSTANDING FOR THREE CARS.**

**TO BE SOLD:** this mature three bedroom mid terrace property has been the subject of tasteful modernisation and extension to create a comfortable good sized home of quality in a quiet location just half a mile from Marlow High Street. The property is ideally placed in Holy Trinity School catchment and within walking distance of Great Marlow Secondary School. Sir William Borlase's Grammar School is within approximately one mile. Providing off street parking for three cars, the property is well presented and also benefits from a 75' south facing rear garden. 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 (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, tiled floor, stairs to First Floor, radiator, cloaks cupboard.



**LIVING ROOM:** Double aspect room, with double glazed patio doors to Garden, attractive stone fireplace with granite hearth and wood burning stove, radiator.



**FITTED KITCHEN:** comprehensively fitted with range of white wall and base units with contrasting granite working surfaces, tiled floor, Rangemaster range style cooker with five gas hobs, two ovens and grill, stainless steel cooker hood with stainless steel back plate, space for American style fridge freezer, granite breakfast bar, fitted drawers, stainless steel sink with mixer tap and hand spray, fitted Neff dishwasher. Wide opening to



**FAMILY/DINING ROOM:** bi-fold double glazed doors on to south facing deck, tiled floor, radiator and door to

**UTILITY ROOM** stable door to outside, tiled floor, space and plumbing for washing machine with racked space for tumble dryer over with steam vent, door to

**CLOAKROOM** with white suite of wash basin, low level w.c., heated towel rail and tiled floor.

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



**BEDROOM ONE:** fitted wardrobe and drawers, radiator and door to



**ENSUITE SHOWER ROOM** white suite of low level w.c., wash basin with vanity unit, glazed shower cubicle, tiled wall surrounds and thermostatically controlled shower unit with hand held attachment, extractor fan, heated towel rail and tiled floor.



**BEDROOM TWO:** fitted wardrobe, radiator.

**BEDROOM THREE:** built in pull down bed, fitted wardrobe, dressing table and drawers, radiator,

**FAMILY BATHROOM** with white suite of shaped panelled bath with mixer tap, glazed shower screen with tiled wall surrounds, thermostatically controlled shower unit, low level w.c., wash basin with vanity

unit, tiled floor, heated towel rail, extractor fan, fitted medicine cabinet.



## **OUTSIDE**

**THE FRONT GARDEN** includes a block paved hard standing suitable for the parking of three vehicles with hedgerow to side, steps down to a path with attractive planting to the front door and to the archway giving side access to the rear garden.



**THE REAR GARDEN** has a superb southerly aspect with a raised deck, pathway to the Utility Room via a stable door and step down to a lawn area with a central pathway with well stocked borders and panelled fencing. Timber garden shed and large

summer house used as a home office. The Rear Garden is approximately 75' (22.86m) in depth.



**M38660724**                      **EPC BAND: C**  
**COUNCIL TAX BAND D**

**VIEWING:** please arrange to view with our Marlow office homes@andrewmilsom.co.uk or 01628 890707.

**DIRECTIONS:** Use **SL7 3JQ** and No 10 will be found on the south side of the road.

**For clarification we should point out to potential purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.**

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

**ANTI MONEY LAUNDERING (AML).** All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. 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

Approximate Gross Internal Area  
 Ground Floor = 53.4 sq m / 575 sq ft  
 First Floor = 46.3 sq m / 498 sq ft  
 Garden Study = 8.5 sq m / 91 sq ft  
 Total = 108.2 sq m / 1,164 sq ft

