



**13 ST PETER STREET, MARLOW**  
**GUIDE PRICE OF £600,000 FREEHOLD**

**am** ANDREW  
MILSON

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MARLOW  
BUCKS SL7 1NQ**

**GUIDE PRICE OF £600,000 FREEHOLD**

Located in Marlow's most prestigious street, close to the River Thames and within walking distance of Marlow High Street, a delightful two bedroom period cottage extended to the ground floor to provide excellent reception areas overlooking the rear garden.

**CASH BUYERS ONLY PLEASE**

**45' PATIO GARDEN: TWO BEDROOMS:  
ENSUITE SHOWER ROOM: SEPARATE  
BATHROOM: DINING ROOM: FITTED  
KITCHEN: SITTING ROOM: SUN  
LOUNGE: GAS CENTRAL HEATING:  
GRADE TWO LISTED: EXPOSED BEAMS:  
PERMIT CAR PARKING BY  
ARRANGEMENT.**

**TO BE SOLD:** this attractive and superbly situated two-bedroom period home provides deceptive accommodation having been extended to the ground floor. The property is conveniently situated in St Peter Street which runs directly down to the river and is linked to the High Street by a pretty walk, via All Saints Church. The cottage itself is ideal for a single person or couple keen to make use of the excellent range of amenities available in Marlow town centre. The railway station is also within a short level walk with train service to the Elizabeth line, via Maidenhead, The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

**FRONT DOOR** leading to;



**LIVING ROOM** with wall light points, fuse and meter cupboard, television aerial point, radiator, exposed beam ceiling, stairs to First Floor, secondary glazed window and door through to,

**KITCHEN/DINING ROOM**



**KITCHEN** with range of wall and base units with integrated appliances, wood work surfaces, stainless steel sink with mixer tap, drainer and tiled wall surround, gas hob with cooker hood, tiled floor, radiator, under stairs storage cupboard and opening to



**DINING** with wall light point, television aerial point, skylight, window with plantation shutters and casement door to

**INNER HALL**, roof light, space for appliances, replacement gas fired combi boiler, quarry tiled floor, casement door to outside and opening to;-



**SUN LOUNGE** with bay window and double doors to rear, radiator, plantation shutters.

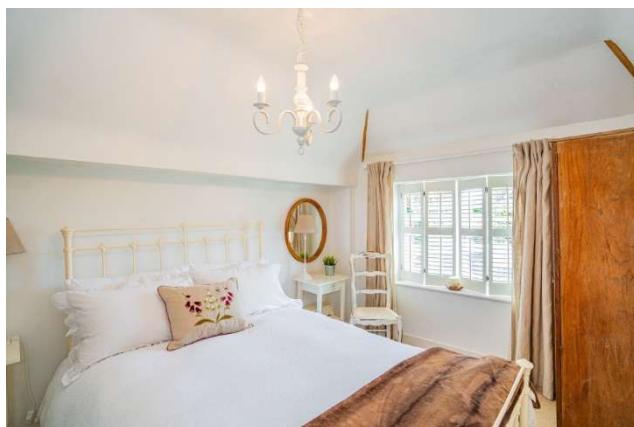
**FIRST FLOOR LANDING** exposed beams, ceiling lights.

## MASTER SUITE



**BEDROOM ONE** Window to front with plantation shutters, radiator, ceiling light, access to loft and door to

**ENSUITE SHOWER ROOM** with exposed beams, white suite of shower cubicle, wash basin, low level w.c., access to linen cupboard, heated towel rail, extractor fan, tile effect flooring.



**BEDROOM TWO** including built in wardrobe, storage cupboards over, window to rear with plantation shutters, access to loft, ceiling light.



**BATHROOM** white suite of panelled bath with shower over and folding shower screen, wash basin, low level w.c., extractor fan, tiled wall surrounds, heated towel rail, tile effect flooring, ceiling and wall lights.

## OUTSIDE



**THE REAR GARDEN** backs onto St Peters Church, is paved on three tiers and has electric points, a tap, lighting, brick and flint walling and a garden shed .

**M8700823**      **EPC BAND: D**  
**COUNCIL TAX BAND: F**

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



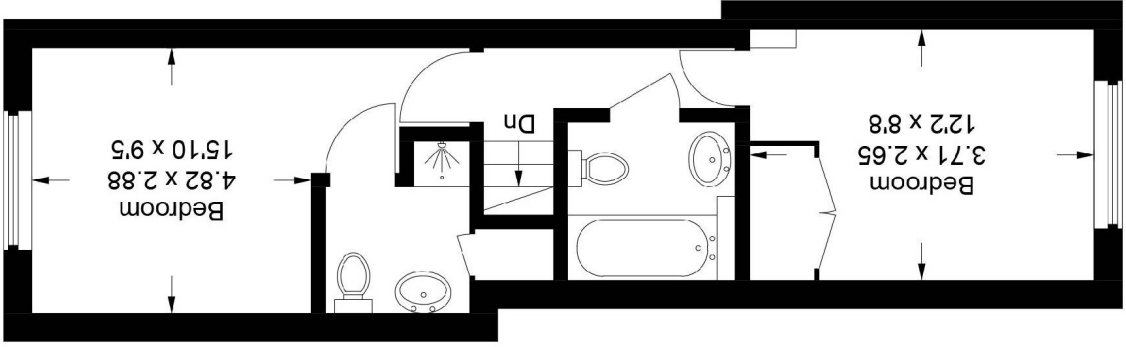
**VIEWING:** Please contact our Marlow office  
[homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or 01628 890707.

**DIRECTIONS:** Using the postcode SL7 1NQ you will find number 13 on your left.

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 = 51.4 sq m / 553 sq ft  
First Floor = 30.9 sq m / 333 sq ft  
Total = 82.3 sq m / 886 sq ft



**First Floor**



**Ground 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.  
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