



**22 KINGSLEY DRIVE, MARLOW BOTTOM**  
**PRICE: £415,000 FREEHOLD**

**am** ANDREW  
MILSOM

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MARLOW BOTTOM  
BUCKS SL7 3QR**

**PRICE: £415,000 FREEHOLD**

This cleverly planned and much improved modern end townhouse is tucked away in a quiet cul de sac, and offers well-presented and fitted accommodation.

**ENCLOSED GARDENS: TWO BEDROOMS:  
SHOWER ROOM: CLOAKROOM:  
SITTING ROOM:  
KITCHEN/DINING ROOM:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING:  
TWO CAR DRIVEWAY.**

**TO BE SOLD:** This attractive modern end terrace house has been the subject of much improvement over recent times and now provides well planned and tastefully presented living accommodation worthy of an internal inspection. This property is situated in a quiet residential cul de sac within walking distance of the popular village primary school and local amenities. Marlow town centre is about two miles distance offering an excellent range of shopping, sporting and social facilities as well as secondary schools including Sir William Borlase's Grammar School. Marlow has a railway station with train services to Paddington and the Elizabeth line, via Maidenhead. There is also a station in High Wycombe, about four miles distant, with fast train services to London Marylebone. There is access to the M40 motorway at High Wycombe, about one and a half miles distant.

The accommodation comprises:-

**ENTRANCE HALL** with front door, tiled floor, radiator and stairs to first floor.

**CLOAKROOM** white suite of wash basin, low level w.c., tiled floor



**SITTING ROOM:** with two radiators, storage cupboard, double glazed double doors to garden, television aerial point.



**KITCHEN/DINING ROOM:** with range of white gloss wall and base units with contrasting black granite working surface, space for table, radiator, space and plumbing for washing machine, sink with grooved drainer/work surface, Indesit dishwasher, water softener, Electrolux double oven, CDA microwave oven, Neff four ring gas hob with back plate and cooker hood, built in fridge and freezer, cupboards housing Potterton central heating boiler, radiator, television aerial point, tiled floor.

## FIRST FLOOR

**LANDING** with access to loft and airing cupboard with pre-lagged hot water tank.



**BEDROOM ONE:** with a range of built in wardrobes to one wall, radiator and double glazed window.



**BEDROOM TWO:** with partly sloped ceiling, radiator, two fitted cupboards, double glazed window.



**SHOWER ROOM** with double sized walk in shower cubicle with tiled and glazed surround, pedestal basin, low level w.c., towel rail, tiled floor and walls.

## **OUTSIDE**

**TO THE FRONT** is a block paved driveway with space for two cars, water tap and path leading to front door.



**TO THE REAR**, the garden comprises a paved patio on two levels with steps and a small gravelled area with a timber garden shed. The rear garden is well enclosed and screened by close boarded fencing and has a depth of about 20' by a width of about 17' (6.10 x 5.18m).



**M34550426**

**EPC BAND: C**

**VIEWING:** To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

**DIRECTIONS:** From our Marlow office, turn right and at the obelisk turn right into Spittal Street. Cross the mini roundabout into Chapel Street. Fork left, just beyond the pedestrian crossing, into Wycombe Road and follow to the roundabout at the end where turn left and first left again into Marlow Bottom Road. Follow this road for about one mile and Kingsley Drive will be seen on the left hand side, just after the entrance to Burford School. Number 22 can be found at the top round to the left and on the left.

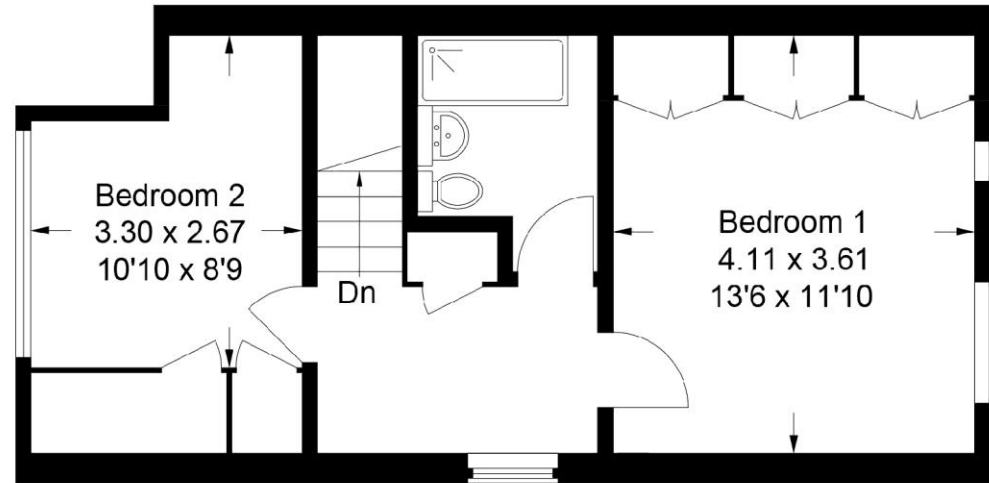
## **MONEY LAUNDERING REGULATIONS:**

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.

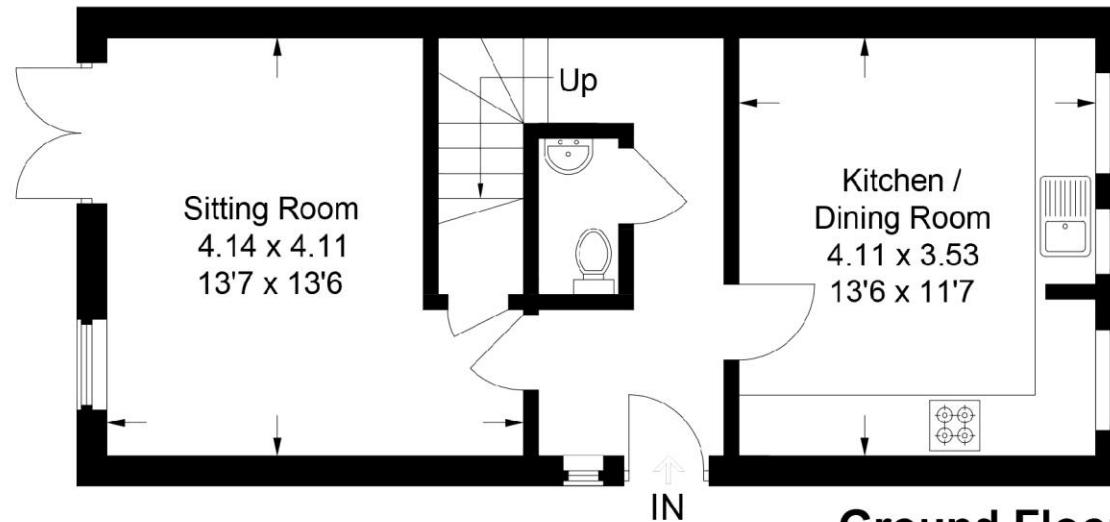
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

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

Approximate Gross Internal Area  
Ground Floor = 41.2 sq m / 443 sq ft  
First Floor = 37.8 sq m / 407 sq ft  
Total = 79.0 sq m / 850 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.