



2, CHARGERS PADDOCK, MARLOW
PRICE: £240,000 LEASEHOLD

am ANDREW
MILSON

**2 CHARGERS PADDOCK
HARLEYFORD ESTATE
HENLEY ROAD
MARLOW
BUCKS SL7 2DX**

PRICE: £240,000 LEASEHOLD

Situated on the Bucks banks of the River Thames,
with views across parkland to the water, a well
planned and located two double bedroom detached
lodge ideal as a lock up and leave or holiday home.

**OPEN PLAN KITCHEN/BREAKFAST ROOM:
SITTING ROOM: TWO BEDROOMS:
ENSUITE SHOWER ROOM:
SEPARATE BATHROOM:
ELECTRIC CENTRAL HEATING: DOUBLE
GLAZING: VAULTED CEILINGS:
TWO PARKING SPACES:
WIDE DECK WITH VIEWS TO THE RIVER:
VIEWING HIGHLY RECOMMENDED.**

TO BE SOLD: A delightful two bedroom single storey lodge peacefully set in the beautiful Riverside Harleyford Estate which boasts an 18 hole golf course and Marina within two miles of thriving Marlow. The property occupies a prime location on the banks of the Thames and is well placed for tow and footpath walks into the Town. This fine property provides well planned and manageable accommodation with good size and light rooms. The Kitchen/breakfast room opens to the sitting room which has a fireplace, vaulted ceiling and doors onto a sunny deck. Nearby 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 with double glazed front door, cupboard housing electric boiler, wall thermostat, door to



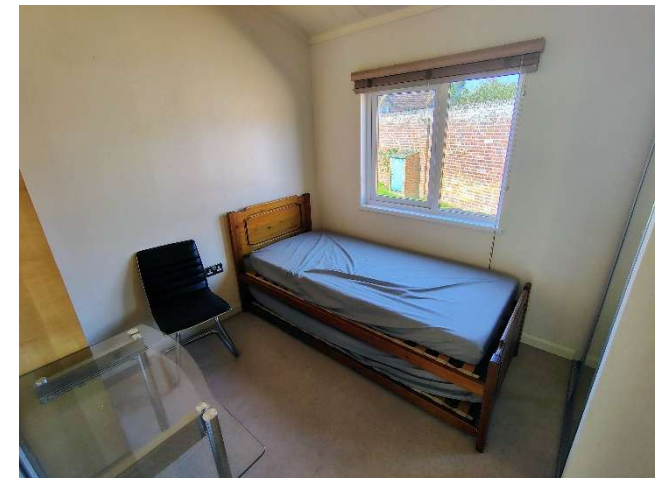
BEDROOM ONE radiator, walk in wardrobe, radiator and door to



ENSUITE SHOWER ROOM with glazed and tiled shower cubicle with thermostatic control, pedestal basin. low level WC, shaver socket.



BATHROOM with white suite of panel bath, shower attachment, pedestal basin. low level WC, part tiled walls, heated towel rail.



BEDROOM TWO double wardrobe, radiator



KITCHEN/BREAKFAST ROOM with range of cream wall and base units and granite style working surfaces, single drainer sink unit with mixer tap, Lamona microwave oven, electric hob and cooker, built in fridge and freezer, Baumatic washer dryer and dishwasher, radiator, vaulted ceiling with spotlights, wide opening to



SITTING ROOM triple aspect with double glazed double doors to the sunny deck, ornamental fireplace, two radiators, vaulted ceiling with spotlights.

OUTSIDE



SUNNY WEST FACING DECK with chrome and smoked glass balustrade. From the deck there are views over the communal parklike grounds to the River Thames. **PARKING** for two cars in adjacent tarmac bays



TENURE: The **LEASE** has unexpired 26 years from 2012. This year's estimated **SERVICE CHARGE** is £5,916.86 which includes a **GROUND RENT** payment of £2,488.16



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

DIRECTIONS: Use **SL7 2DX** and at the security gate you will be guided to Chargers Paddock. No 2 is on the left as you enter Chargers Paddock

M49050826 **EPC BAND: N/A**
COUNCIL TAX BAND: EXEMPT

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.

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.

DRAFT DETAILS - AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area = 55.6 sq m / 598 sq ft

