



8 BEVERLEY CLOSE, MARLOW
PRICE: £975,000 FREEHOLD

am ANDREW
MILSON

**8 BEVERLEY CLOSE
MARLOW
BUCKS SL7 2RD**

PRICE: £975,000 FREEHOLD

Situated in this popular cul de sac setting and within a short stroll of Spinfield Primary School, a well-appointed four bedroom detached family home with superb views from the rear towards Marlow town and countryside beyond.

45' REAR GARDEN:

MAIN BEDROOM WITH ENSUITE SHOWER

ROOM: THREE FURTHER BEDROOMS:

FAMILY BATHROOM: ENTRANCE LOBBY:

ENTRANCE HALL: CLOAKROOM:

LIVING ROOM: DINING ROOM:

STUDY: KITCHEN/BREAKFAST ROOM:

DOUBLE GLAZING:

GAS CENTRAL HEATING TO RADIATORS:

GARAGE WITH UTILITY AREA:

DRIVEWAY PARKING.

TO BE SOLD: situated just over half a mile from Marlow town centre, a well-appointed four bedroom detached family home ideally located in a popular residential setting within Spinfield Primary school catchment. 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:

Part glazed front door to **ENTRANCE LOBBY** with tiled floor, radiator.

CLOAKROOM white suite comprising low level w.c., vanity wash hand basin, heated towel rail, tiled floor.

ENTRANCE HALL with laminated wood flooring, stairs to First Floor Landing with storage cupboard under, radiator, door to Garage.



LIVING ROOM front aspect room with double glazed bay window with fitted shutters, marble fireplace with inset gas coal effect fire, radiator, television aerial point.



DINING ROOM rear aspect room with double glazed window, radiator, laminated wood flooring and door to

STUDY rear aspect room with double glazed sliding doors to rear garden, radiator.



KITCHEN/BREAKFAST ROOM fitted with a matching range of floor and wall units, ample work surface space incorporating a four seater breakfast bar, five burner stainless steel gas hob with extractor fan over, concealed central heating boiler, electric oven, grill and microwave, one and a half bowl single drainer sink unit, integrated fridge freezer, radiator, rear aspect double glazed sliding doors to rear garden, wood effect flooring.

FIRST FLOOR

LANDING side aspect double glazed window, access to loft space, airing cupboard.



BEDROOM ONE front aspect room with double glazed window with fitted shutters, radiator and door to

ENSUITE SHOWER ROOM double sized tile and glazed shower cubicle, vanity wash hand basin, low level w.c., heated towel rail, tiled floor, double glazed frosted window.

BEDROOM TWO rear aspect room with double glazed window providing superb views towards town and open countryside beyond, radiator.

BEDROOM THREE rear aspect room with double glazed window again providing lovely views, radiator.

BEDROOM FOUR front aspect room with double glazed window with fitted shutters, radiator.



FAMILY BATHROOM white suite comprising enclosed panel bath with shower over, suspended wash hand basin, low level w.c., heated towel rail, double glazed frosted window, tiled floor.

OUTSIDE

TO THE FRONT is a driveway providing off road parking and a small lawned garden, gated side access leads to



THE REAR GARDEN where there is a full width paved patio leading onto the remainder of the garden which is predominantly laid to lawn and screened by panel and lattice fencing, flower and shrub borders, garden shed. The garden measures approximately 45' (13.72m) in length.

SINGLE GARAGE with up and over door, light and power, useful utility area.

M25940923 EPC BAND: D

COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode **SL7 2RD** number 8 can be found on the right hand side.

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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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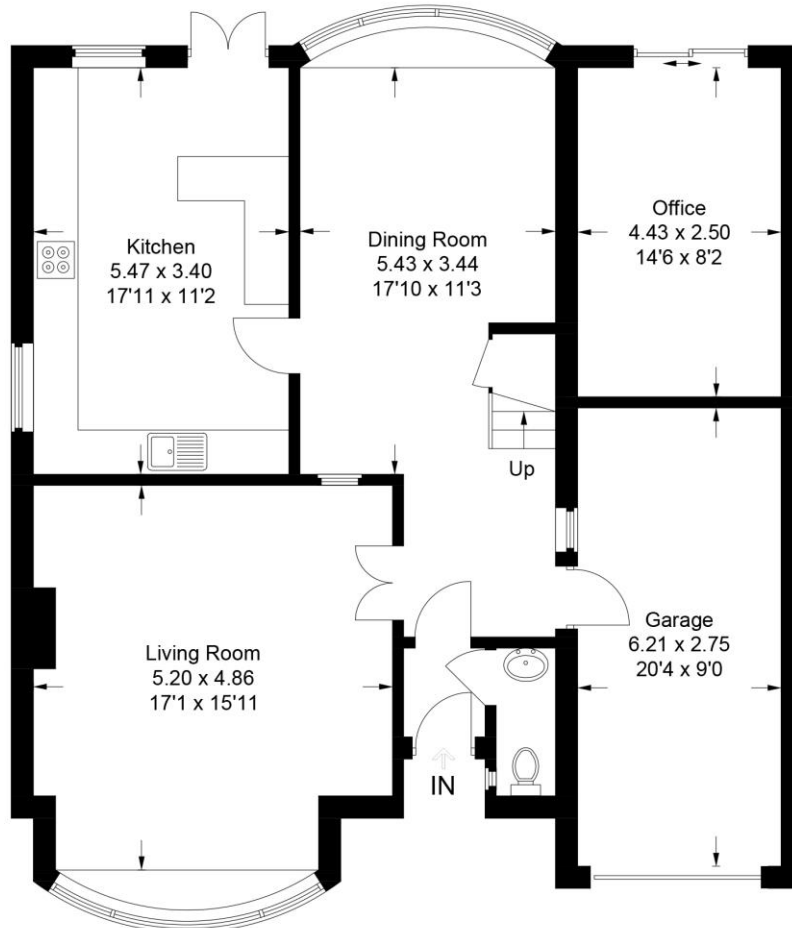
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

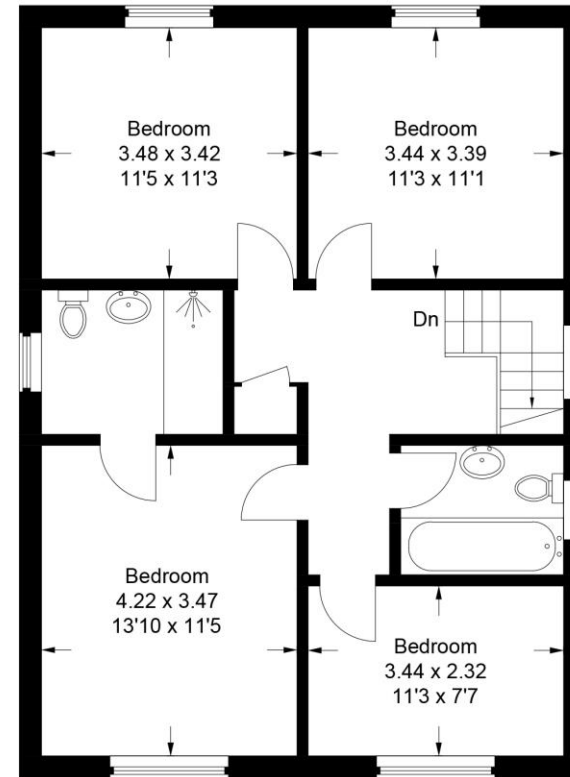
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 90.8 sq m / 977 sq ft
 First Floor = 69.4 sq m / 747 sq ft
 Office = 12.5 sq m / 134 sq ft
 Total = 172.7 sq m / 1858 sq ft



Ground Floor



First 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.