



YEW TREE COTTAGE, 15A DEDMERE RISE, MARLOW
PRICE: £1,100,000 FREEHOLD

am ANDREW
MILSON

**YEW TREE COTTAGE
15A DEDMERE RISE
MARLOW
BUCKS SL7 1PQ**

PRICE: £1,100,000 FREEHOLD

An extremely spacious individual detached family home situated in this popular and convenient cul de sac setting enjoying a west facing garden measuring approximately 100ft in length.

**100ft REAR GARDEN:
MAIN BEDROOM WITH ENSUITE
BATHROOM:
TWO FURTHER FIRST FLOOR BEDROOMS:
LOFT ROOM/BEDROOM FOUR:
ENTRANCE HALL: CLOAKROOM:
LIVING ROOM: DINING ROOM:
21' KITCHEN/BREAKFAST ROOM: GAS
CENTRAL HEATING TO RADIATORS:
DOUBLE GLAZED WINDOWS: INTEGRAL
GARAGE: DRIVEWAY PARKING.**

TO BE SOLD: conveniently located within a level walk of Marlow High Street, a four bedroom detached family home providing well-kept and spacious living accommodation over three floors. This property enjoys many features which include a west facing 100' rear garden, main bedroom with ensuite bathroom, two reception rooms, good sized kitchen/breakfast room, garage and driveway parking. Marlow High Street with an excellent range of shopping, sporting and social facilities. The railway station is also within a short level walk with train service to Paddington, via Maidenhead, which will connect to Crossrail soon. The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** radiator, stairs to First Floor Landing, door to Garage.

CLOAKROOM comprising low level w.c., wash hand basin, radiator, tiled flooring.



LIVING ROOM dual aspect room with double glazed doors to the rear garden, feature fireplace with cast iron inset coal effect fire, radiators, television aerial point and archway to



DINING ROOM again with double glazed doors to the rear garden, bespoke dresser with a range of cupboards, drawers and display shelves.



KITCHEN/BREAKFAST ROOM fitted with a range of matching cottage style floor and wall units, roll edge work surfaces, dresser unit, space and plumbing for washing machine, tumble dryer and dishwasher, part glazed door to side, radiator, television aerial point, wall mounted central heating boiler.

FIRST FLOOR LANDING with stairs to Second Floor.



BEDROOM ONE a rear aspect room with double glazed window, range of fitted wardrobes, television aerial point, walk in airing cupboard, radiator and door to



ENSUITE BATHROOM white suite comprising enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., heated towel rail, tiled flooring, radiator, tiled and glazed shower cubicle.



BEDROOM TWO a front aspect room with double glazed window, radiator.

BEDROOM THREE a dual aspect room with double glazed windows and radiator.

FAMILY BATHROOM coloured suite comprising enclosed panel bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, part tiled walls, double glazed frosted window, radiator.

SECOND FLOOR LANDING



LOFT ROOM/BEDROOM FOUR with sloping ceilings and three Velux windows, eaves access and door to an additional Loft Room with Velux windows and radiator.

OUTSIDE

TO THE FRONT of the property is a block paved driveway providing off road parking in front of

INTEGRAL GARAGE with electrically operated up and over door, light and power.



THE REAR GARDEN is an attractive feature of this property measuring approximately 100' (30.48m) in length and offering a high degree of privacy. The garden is predominantly laid to lawn with well stocked flower and shrub borders and a full width paved patio area to the rear of the house. Large timber store with light and power and covered storage area to one side.

M2910523 EPC BAND: D.
COUNCIL TAX BAND: F

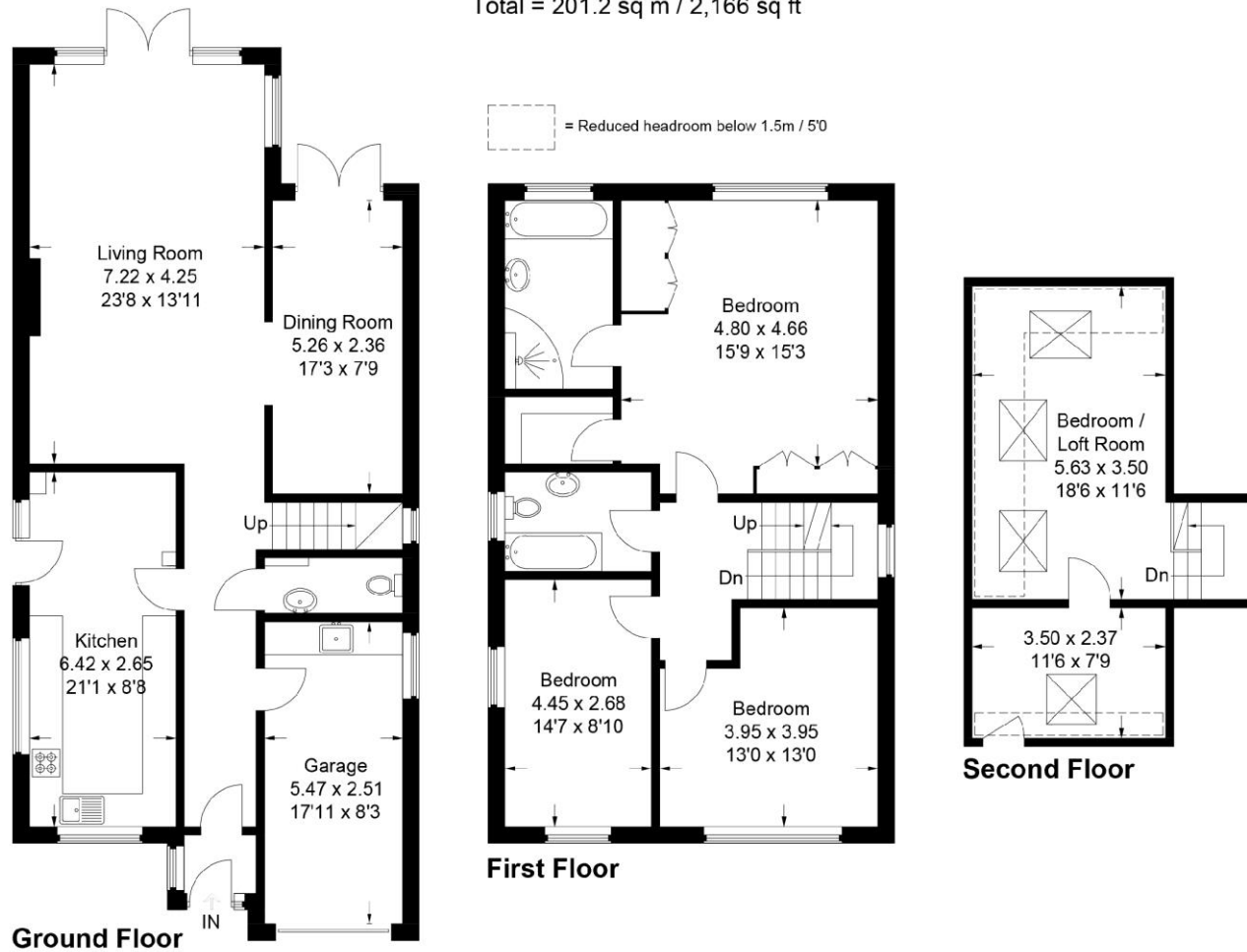
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: from our office in Marlow High Street turn left and continue to the bottom of the High Street turning left into Station Road which continues into Dedmere Road where Dedmere Rise can be found, after a short distance, on the left 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. 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.

Yew Tree Cottage, 15A Dedmere

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 93.7 sq m / 1,009 sq ft
 First Floor = 76.3 sq m / 821 sq ft
 Second Floor = 31.2 sq m / 336 sq ft
 Total = 201.2 sq m / 2,166 sq ft



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.