



**39, POUND LANE, MARLOW**  
**PRICE £935,000 FREEHOLD**

**am** ANDREW  
MILSOM



**39 POUND LANE  
MARLOW  
BUCKS SL7 2AZ**

**PRICE £935,000 FREEHOLD**

An extended four bedroom detached home that provides ample scope to remodel and improve situated in this popular and convenient setting within a level walk of Marlow High Street

**PRIVATE REAR GARDEN: FOUR BEDROOMS: BATHROOM: SHOWER ROOM: ENTRANCE HALL:CLOAKROOM: LIVING ROOM & DINING ROOM:STUDY: CONSERVATORY:KITCHEN: UTILITY ROOM: DRIVEWAY PARKING: DOUBLE GLAZED: GARAGE: DANESFIELD PRIMARY SCHOOL CATCHMENT:NO ONWARD CHAIN**

**TO BE SOLD:** an extended four bedroom detached family home providing well kept and adaptable living accommodation. This property is conveniently located within a short stroll of Higginson Park and a picturesque stretch of the River Thames and is in catchment for the popular Danesfield Primary school. Marlow High Street has an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed front door to

**ENTRANCE HALL** stairs to first floor, radiator, wood flooring.

**CLOAKROOM** white suite comprising low level wc, wash hand basin, tiled floor, double glazed frosted window.



**LIVING ROOM & DINING ROOM** an L-shaped room with double glazed window, feature fireplace with log burner, wood flooring, radiator, TV point. Glazed door to



**STUDY** with double glazed window, wood flooring, radiator.

**CONSERVATORY** with double glazed windows, doors to garden, tiled floor.



**KITCHEN** matching wooden floor and wall units, granite work surfaces, space for electric cooker, stainless steel sink, rear aspect double glazed window, tiled floor, extractor fan, opening to.

**UTILITY ROOM** matching wooden units, stainless steel sink unit, space and plumbing for washing machine, dishwasher and tumble dryer, radiator, side aspect double glazed window, door to garden.

**FIRST FLOOR LANDING** access to loft space.



**BEDROOM ONE** a rear aspect room with double glazed window, built in wardrobe, airing cupboard, radiator.



**BEDROOM TWO** a front aspect room with double glazed window, wash hand basin, radiator.

**BEDROOM THREE** a front aspect room with double glazed window, built in wardrobe, radiator.

**BEDROOM FOUR** a rear aspect room with double glazed window, built in wardrobe, radiator.

**BATHROOM** comprising an enclosed panel bath with mixer taps and shower attachment, vanity wash basin, low level wc, fully tiled walls, double glazed frosted window, heated towel rail.

**SHOWER ROOM** with tiled and glazed shower cubicle, vanity wash basin, tiled floor, rear aspect double glazed window, radiator.



**OUTSIDE** to the rear is predominately laid to lawn with panel fence and brick wall surround, well stocked flower and shrub borders, paved seating area and gated rear access.

To the front is an area of lawned garden and driveway parking leading through double gates to the rear.

**GARAGE** with up and over door, light and power.

**M47000423**

**EPC BAND:**

**COUNCIL TAX BAND: G**

**VIEWING:** Please arrange a visit by contacting us on **01628 890707** or **homes@andrewmilsom.co.uk**

**DIRECTIONS:** from our Marlow high street office turn left and at the bottom of the High St turn right at the roundabout into Pound Lane. Continue over the next two mini roundabouts where No. 39 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.

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.

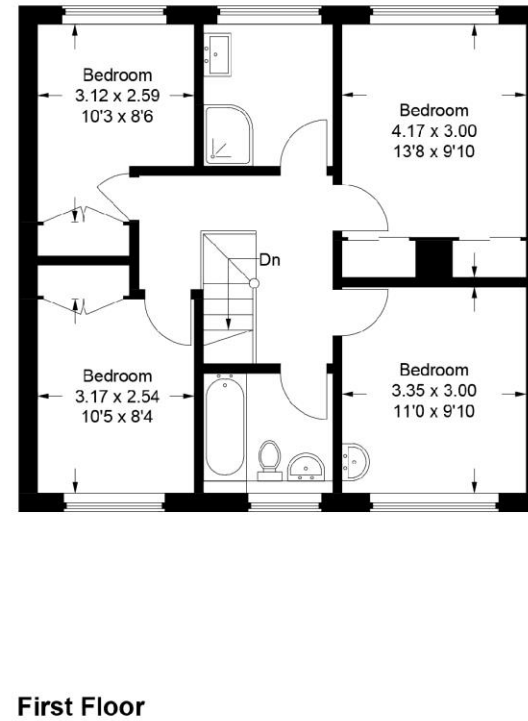
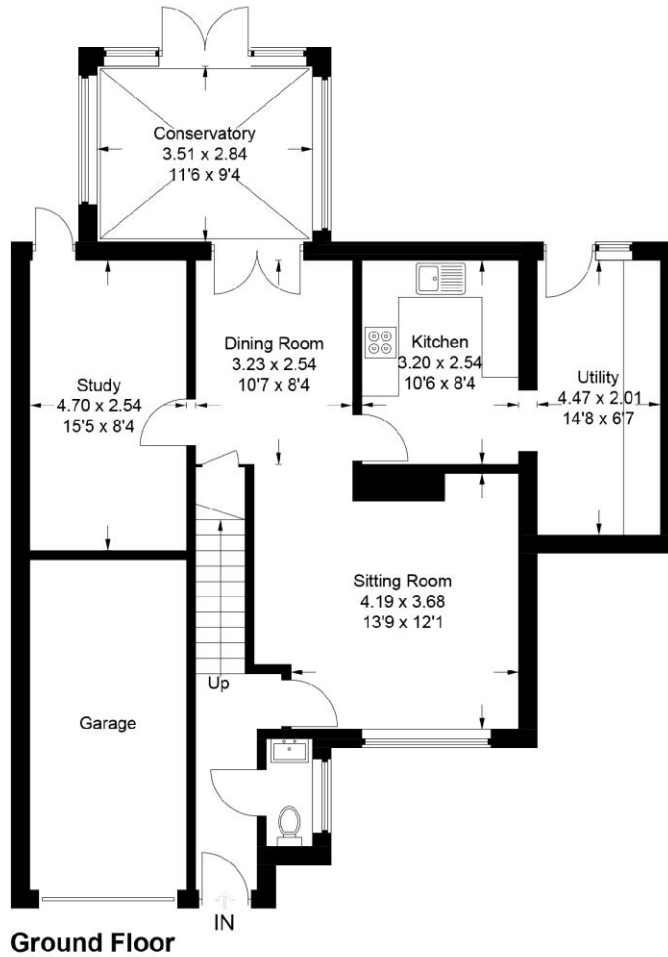
[allan@attfieldjamesfm.co.uk](mailto:allan@attfieldjamesfm.co.uk)

[www.attfieldjamesfinancialmanagement.co.uk](http://www.attfieldjamesfinancialmanagement.co.uk)

***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.

Approximate Gross Internal Area  
 Ground Floor = 78.7 sq m / 847 sq ft  
 First Floor = 60.4 sq m / 650 sq ft  
 Total = 139.1 sq m / 1,497 sq ft  
 (Excluding Garage)



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.

© CJ Property Marketing Ltd Produced for Andrew Milsom.