



12 MARLIN COURT, MARLOW
PRICE £810,000 FREEHOLD

am ANDREW
MILSON

**12 MARLIN COURT
MARLOW
BUCKS SL7**

PRICE £810,000 FREEHOLD

Situated within a short level walk of Marlow High Street in a quiet cul de sac close to the River Thames, Marlow Sports Ground and Higginson Park, a modern three bedroom detached home.

**FRONT, SIDE & REAR GARDENS:
THREE DOUBLE BEDROOMS:
TWO BATHROOMS (ONE ENSUITE):
CLOAKROOM: TWO RECEPTION
ROOMS: KITCHEN: CONSERVATORY:
DOUBLE GLAZING: LARGE GARAGE:
DRIVEWAY PARKING.**

TO BE SOLD: This detached home is located in pleasant gardens in a quiet cul de sac off Pound Lane and has been extended with the addition of a conservatory. Providing accommodation of three double bedrooms and two good sized reception rooms, the property is in need of modernisation and also offers scope for further extension, subject to planning. This well planned house is recommended for an internal viewing and is particularly well placed for Marlow High Street. Marlow town centre 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 stairs to First Floor.

CLOAKROOM low level w.c., wash basin.

FAMILY ROOM double aspect, skirting radiators, fitted dresser, under stairs recess.



LIVING/DINING ROOM with large picture window to front, wood block flooring, double glazed sliding doors to Conservatory and door to



KITCHEN range of wall and base units with tiled top working surfaces, one and a half stainless steel sinks, single drainer, mixer tap and water tap, space for oven, space for washing machine, tumble dryer and dishwasher, door to side passage, extractor fan.



CONSERVATORY with vaulted ceiling, opening roof lights, double glazed double doors and large windows overlooking the rear garden, tiled floor, air conditioning unit, glazed door to side.

FIRST FLOOR LANDING with access to loft.



BEDROOM ONE with recess over stairs, fitted wardrobes and door to

ENSUITE BATHROOM with white suite of panel bath, pedestal basin, low level w.c., bidet, partly tiled walls.



BEDROOM TWO range of fitted wardrobes to one wall including dressing table.



BEDROOM THREE window overlooking the rear garden.

FAMILY BATHROOM white suite of low level w.c., pedestal basin, panel bath with separate Aqualisa shower unit.

OUTSIDE

THE FRONT GARDEN features a tarmac driveway for several cars with gravelled area to side, maturing shrubs and trees, outside lighting, trellis and access to Garage.



THE REAR GARDEN has been paved for ease of maintenance and has a pathway leading to the side passage with built in store and gated access to front. The garden is enclosed by panel fencing with variety of maturing trees and shrubs and includes a large **SIDE GARDEN** ideal for catching the evening sun with personal door to



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

M47610224 EPC BAND: TBC
COUNCIL TAX BAND: TBC



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

DIRECTIONS: using the postcode **SL7 2AJ** number 12 Marlin Court will be found ahead of you.

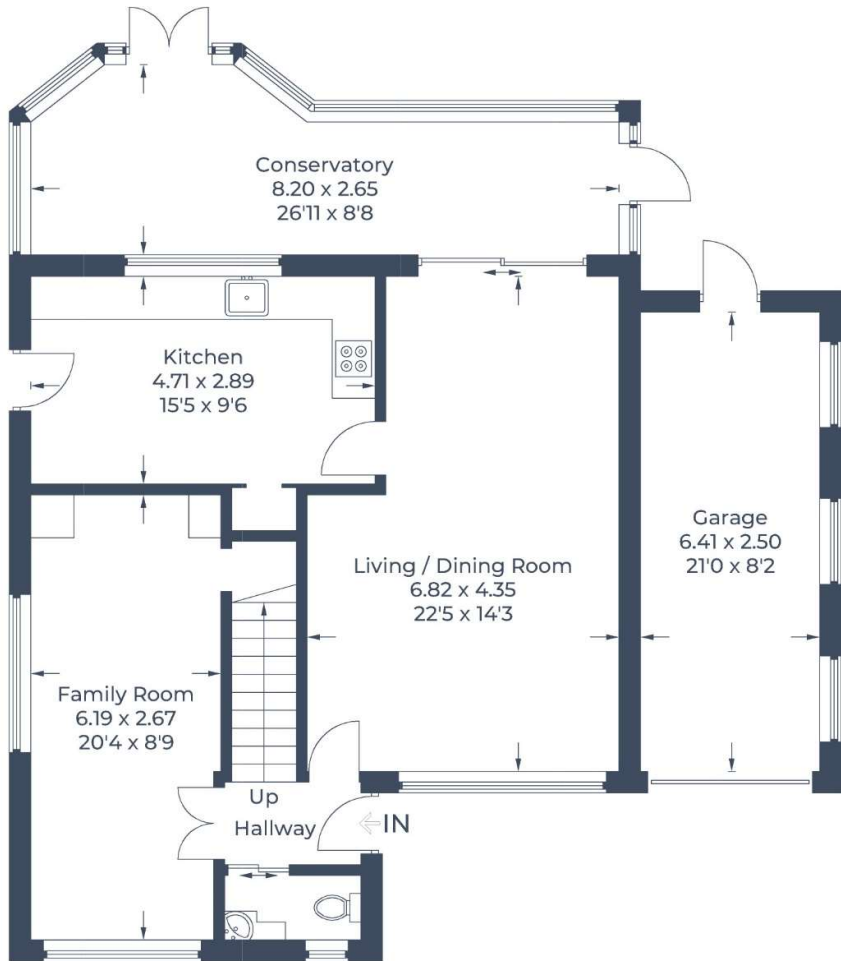
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

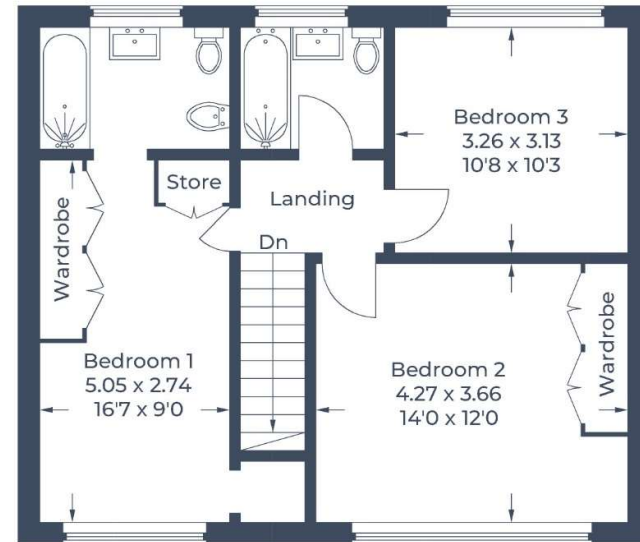
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

DRAFT DETAILS
AWAITING CLIENTS APPROVAL

Approximate Gross Internal Area
 First Floor = 87.8 sq m / 945 sq ft
 Second Floor = 56.6 sq m / 609 sq ft
 Garage = 16.1 sq m / 173 sq ft
 Total = 160.5 sq m / 1,727 sq ft



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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