



62 THE CROFT, MARLOW
PRICE: £365,000 FREEHOLD

am ANDREW
MILSOM

**62 THE CROFT
MARLOW
BUCKINGHAMSHIRE
SL7 1UR**

PRICE £365,000 FREEHOLD

An extended three-bedroom home situated in a tucked away location within walking distance to Marlow station, ideal for first time buyers.

**PRIVATE REAR GARDEN:
THREE BEDROOMS:
BATHROOM:
LIVING ROOM:
DINING ROOM:
KITCHEN:
DOUBLE GLAZING:
GAS CENTRAL HEATING:
GARAGE IN BLOCK**

TO BE SOLD: benefiting from being tucked away in this popular residential development and within a level walk of Marlow town centre this spacious three-bedroom, mid terrace home benefits from a rear extension and a garage in a nearby block. 62 The Croft offers a private rear garden, kitchen, separate dining room, and living room. To the first floor there are three bedrooms and a bathroom. Marlow high street offers 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:

Front door to **ENTRANCE HALL** opening to



LIVING ROOM double glazed window to front, brick built fireplace surround, radiator, nest thermostat heating, telephone point, Fibre Broadband point and Satellite TV point under stairs cupboard housing smart meters, laminated wood flooring.

DINING ROOM with wood laminate flooring, storage cupboard, telephone point, radiator.



KITCHEN fitted with a range of cream wall and base units, breakfast bar, laminated tiled floor, one and a half stainless steel sinks and drainer,

space and plumbing for washing machine, Gas double oven with gas grill and gas hob, double glazed window to rear and Upvc door to rear garden.

FIRST FLOOR

LANDING cupboard, access to loft.



BATHROOM white suite comprising panel bath with mixer taps, shower attachment and screen, low level w.c., wash basin, tiled walls and floor, extractor fan, heated towel rail.



BEDROOM ONE double glazed window to front, cupboard over stairs built within wardrobe, radiator and telephone point.



BEDROOM TWO double glazed window to rear, radiator.



BEDROOM THREE double glazed window to rear, radiator, new boiler

OUTSIDE

TO THE FRONT mainly laid to lawn with paved pathway to front door.



TO THE REAR the garden is laid with artificial grass and partly paved with rear access gate.

GARAGE situated in a nearby block.

M4703

EPC BAND: C

COUNCIL TAX BAND: D

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

DIRECTIONS: Using the postcode SL7 1UR number 62 can be found on a map by a path after the second block of garages on your right.

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.

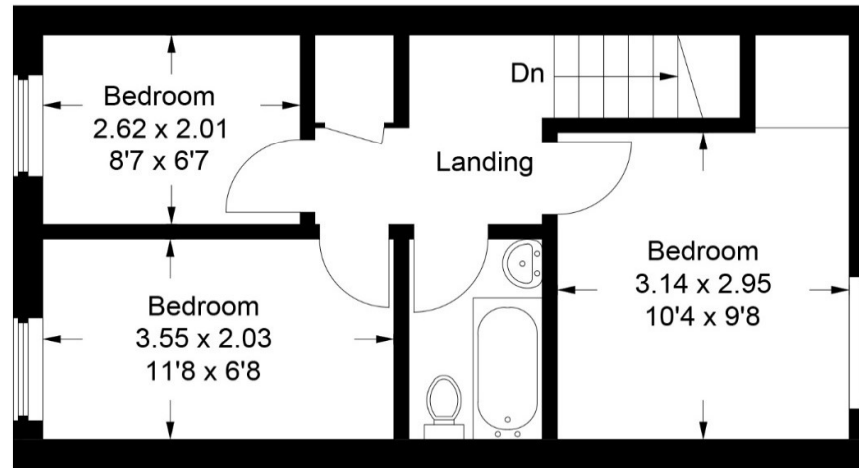
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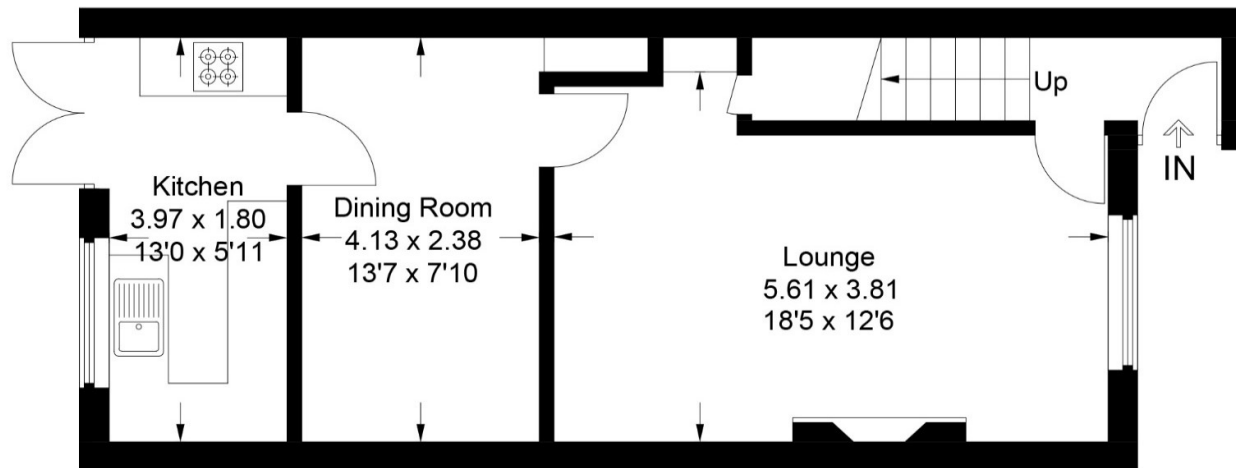
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

Approximate Gross Internal Area
Ground Floor = 41.3 sq m / 445 sq ft
First Floor = 33.2 sq m / 358 sq ft
Total = 74.5 sq m / 803 sq ft



First Floor



Ground 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.

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