



17 CAMPBELL ROAD, MARLOW
PRICE: £1,400,000 FREEHOLD

am ANDREW
MILSON

**17 CAMPBELL ROAD
MARLOW
BUCKS SL7 3GZ**

PRICE: £1,400,000 FREEHOLD

A superb five bedroom detached family home built by Taylor Wimpey in 2013 providing extremely well appointed and spacious living accommodation over three floors.

**PRIVATE GARDEN: FIVE BEDROOMS – TWO WITH ENSUITE FACILITIES:
FAMILY BATHROOM: ENTRANCE HALL:
CLOAKROOM: LIVING ROOM: STUDY:
KITCHEN/BREAKFAST ROOM:
DOUBLE GLAZING: GAS CENTRAL HEATING TO RADIATORS: GARAGE:
DRIVEWAY PARKING: SOLAR PANELS.**

TO BE SOLD: an attractive five bedroom detached family home ideally located within half a mile of Marlow town centre providing well-kept and adaptable living accommodation worthy of an internal inspection. 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:

COVERED ENTRANCE PORCH with part glazed front door to

ENTRANCE HALL laminated wood flooring, stairs to First Floor Landing, cloaks cupboard, radiator.

CLOAKROOM white suite comprising low level w.c., suspended wash hand basin, radiator, double glazed frosted window.



LIVING ROOM a dual aspect room with double glazed windows and doors to garden, feature fireplace with inset pebble effect gas fire, laminated wood flooring, radiator and television aerial point.

STUDY a dual aspect room with double glazed windows, laminated wood flooring and radiator.



KITCHEN/BREAKFAST ROOM fitted with a range of high gloss floor and wall units, granite work surfaces incorporating a breakfast bar, five burner gas hob, integrated dishwasher and washing machine, one and half bowl single drainer sink unit, two electric ovens, triple aspect double glazed windows, tiled floor and door to side.

FIRST FLOOR

LANDING with door to staircase leading to Second Floor, radiator, airing cupboard.

BEDROOM TWO with Velux windows, built in wardrobe, laminated wood flooring, radiator and door to



ENSUITE SHOWER ROOM comprising a double sized tile and glazed shower cubicle, suspended wash hand basin, low level w.c., radiator.

BEDROOM THREE a dual aspect room with double glazed windows, built in wardrobe, laminated wood flooring, radiator.

BEDROOM FOUR a dual aspect room with double glazed windows, built in wardrobe, laminated flooring, radiator.

BEDROOM FIVE a dual aspect room with double glazed windows, laminated flooring, radiator.

FAMILY BATHROOM white suite comprising enclosed panel bath with mixer taps and shower attachment, suspended wash hand basin, low level w.c., double glazed frosted window, heated towel rail.

SECOND FLOOR

LANDING



BEDROOM ONE with double glazed window, laminated wood flooring, radiator and opening to

DRESSING ROOM with laminated wood flooring, radiator and door to



ENSUITE SHOWER ROOM comprising double size tile and glazed shower cubicle, suspended wash hand basin, low level w.c., double glazed frosted window, heated towel rail.



OUTSIDE

TO THE REAR is a good sized paved patio leading down to the remainder of the garden which is predominantly laid to lawn with flower and shrub borders, panel fence and brick wall surround.

TO THE FRONT there is driveway parking in front of the

GARAGE with up and over door, light and power.

M47770424

EPC BAND: TBC

COUNCIL TAX BAND: TBC

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

DIRECTIONS: from our office in the High Street turn right and at the obelisk roundabout turn right into Spittal Street. Continue over the next roundabout into Chapel Street and after a short distance bear left into Wycombe Road. Continue for approximately half a mile where the turning for Campbell Road 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.

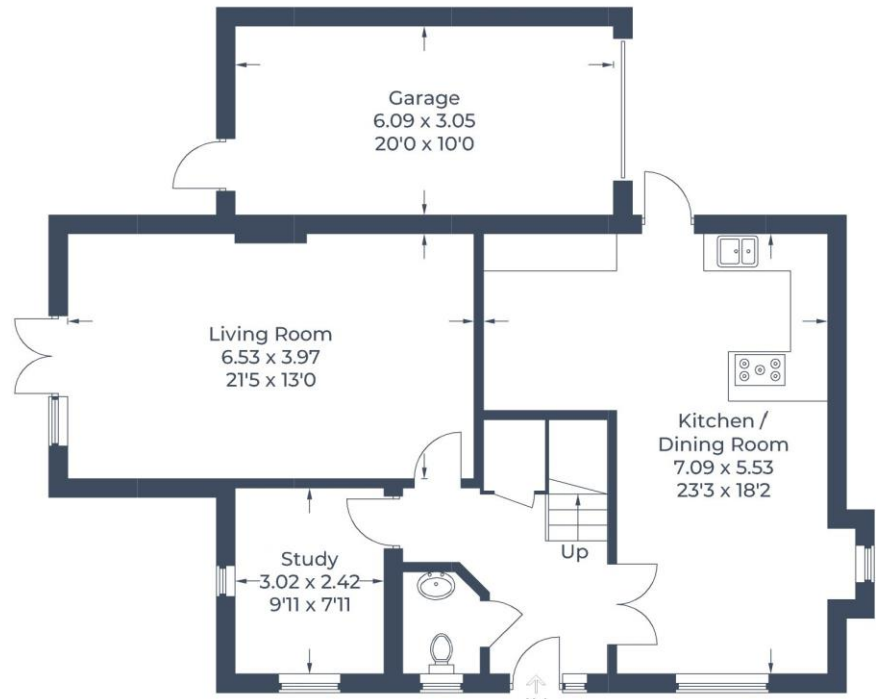
allan@attfieldjamesfm.co.uk

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.

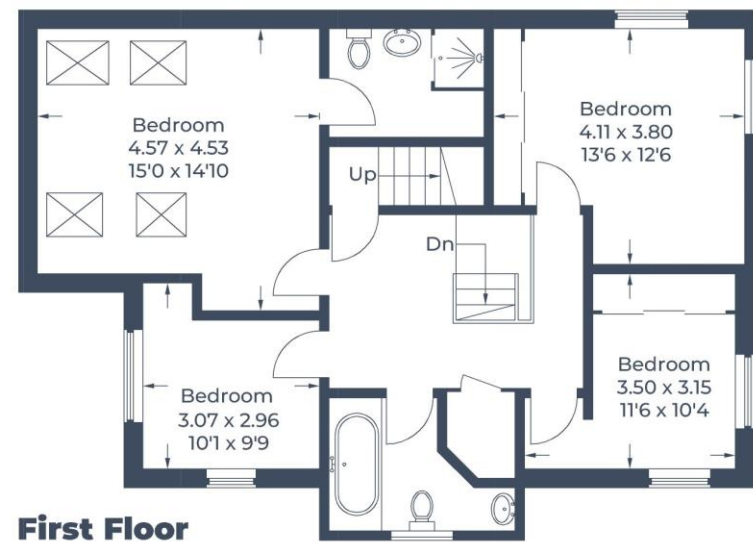
Approximate Gross Internal Area
 Ground Floor = 79.4 sq m / 855 sq ft
 First Floor = 78.1 sq m / 841 sq ft
 Second Floor = 41.2 sq m / 443 sq ft
 Garage = 18.7 sq m / 201 sq ft
 Total = 217.4 sq m / 2,340 sq ft



Ground Floor



Second Floor



First Floor

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