



49 STAPLETON CLOSE
PRICE: £749,000 FREEHOLD

am ANDREW
MILSOM

**49 STAPLETON CLOSE
MARLOW
BUCKINGHAMSHIRE
SL7 1TZ**

PRICE: £749,000 FREEHOLD

A superbly appointed and cleverly reconfigured four bedroom link-detached home situated within a quiet cul-de-sac.

**SOUTH FACING REAR GARDEN:
MAIN BEDROOM WITH ENSUITE:
THREE ADDITIONAL BEDROOMS:
FAMILY BATHROOM:
ENTRANCE HALL: CLOAKROOM:
MULTI-PURPOSE RECEPTION ROOM:
OPEN PLAN KITCHEN/DINING/LIVING
AREA WITH UNDERFLOOR HEATING:
DRIVEWAY PARKING:
GAS CENTRAL HEATING:
DOUBLE GLAZING.
VIEWING RECOMMENDED.**

TO BE SOLD: an impressive and spacious family home having been thoughtfully redesigned and considerably improved now providing well planned and adaptable living accommodation worthy of an internal inspection. 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:

Part glazed front door to **ENTRANCE HALL** marble flooring, stairs to First Floor Landing.

CLOAKROOM white suite comprising low level w.c., corner wash hand basin, Marble tiled floor and half wall.



FRONT ROOM front aspect room with double glazed windows, Amtico flooring, television aerial point, built in cupboards.

KITCHEN/DINING LIVING ROOM benefitting from Marble floor with underfloor heating covering the whole area, cornicing with recess LED mood lights and surround sound speaker systems.



Kitchen/Diner fitted with a range of matching floor and wall units, composite work surfaces, central island with breakfast bar, ceramic hob with extractor fan over, one and a half bowl sink with mixer tap and boiling water tap, tall cupboard housing oven and grill, integrated fridge freezer, BOSCH dishwasher, AEG washer/dryer and wine cooler. Double glazed window to front bi-fold doors with integrated blinds to the rear, stylish vertical radiator.



Living area: Lantern ceiling light, double glazed window to garden, media wall comprising a Dimplex electric fireplace, space for large TV, storage shelves and cupboards, vertical radiator.

FIRST FLOOR LANDING with access to partially boarded loft via pull down ladder and store cupboard.



BEDROOM ONE With a feature panelled wall, bespoke built in wardrobes, double glazed window to rear, door to;

ENSUITE SHOWER ROOM white suite comprising tile and glazed shower cubicle with waterfall showerhead and separate spray, vanity wash hand basin, low level w.c., fully tiled walls and floor, extractor fan



BEDROOM TWO front aspect room with double glazed window, air conditioning, cornicing with LED recess lighting, bespoke built in wardrobes and drawers unit.



BEDROOM THREE rear aspect room with double glazed window, built in cupboards with sliding doors, radiator.

BEDROOM FOUR rear aspect room with double glazed window and radiator under.



FAMILY BATHROOM white suite comprising P shaped bath with waterfall shower over and separate spray and recess shelving, vanity wash hand basin, low level w.c., fully tiled walls and floor, heated towel rail, small store cupboard.

OUTSIDE

TO THE FRONT you will find driveway parking for plenty of cars and bin store.



THE REAR GARDEN with a southerly aspect and enclosed by panel fencing with L shape decking area and garden shed. There is a gate providing rear access.

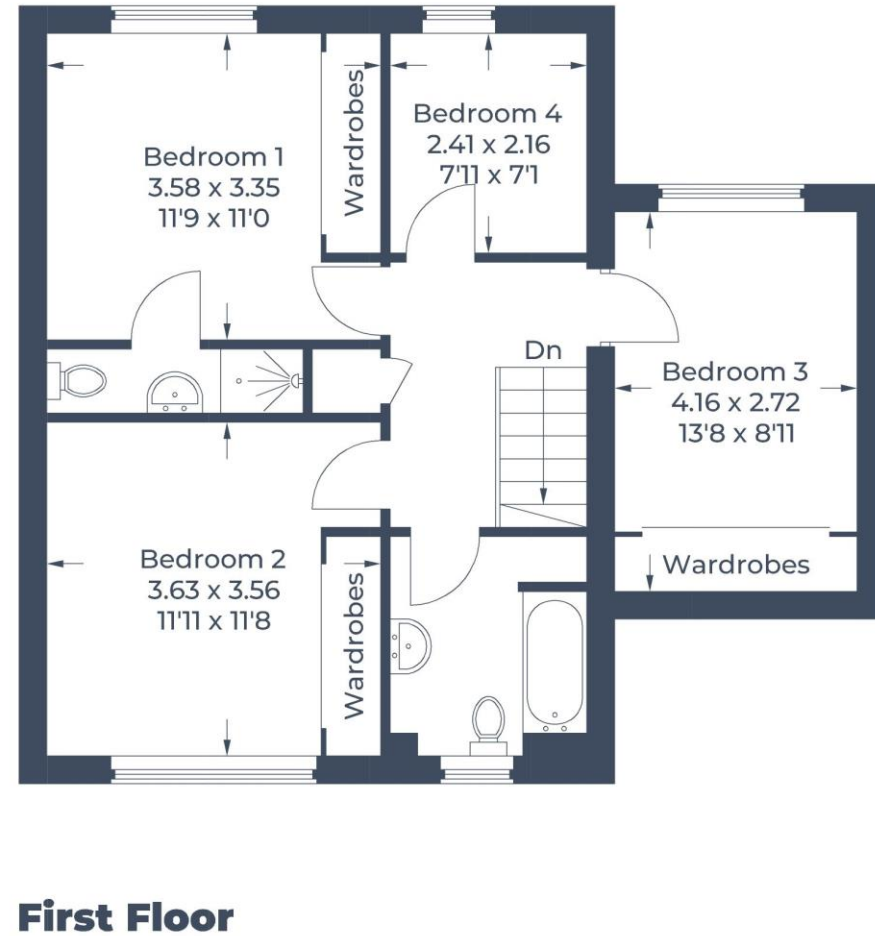
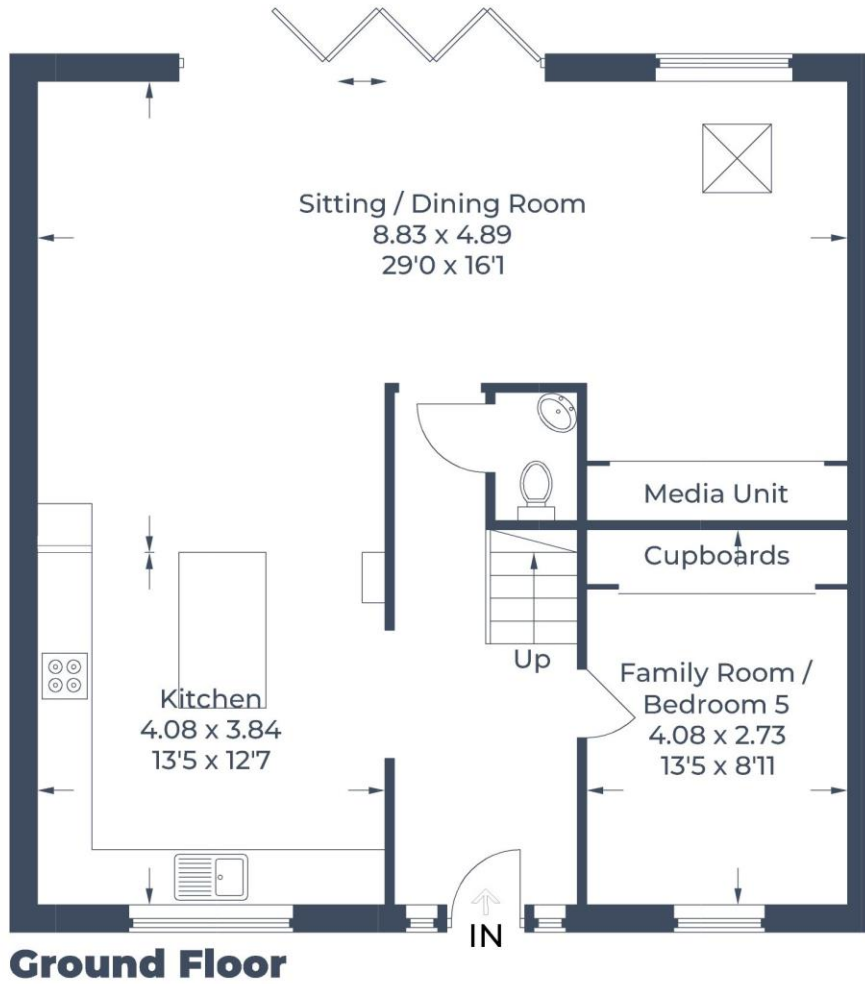
M4759 EPC BAND: C
COUNCIL TAX BAND: TBC

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

DIRECTIONS: Using the postcode SL7 1TZ the property can be found on your 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. 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
136.0 sq m / 1,461 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.