



HILLSIDE, MARLOW
PRICE: £1,400,000 FREEHOLD

am ANDREW
MILSOM

**HILLSIDE
HENLEY ROAD
MARLOW
BUCKS SL7 2DF**

PRICE: £1,400,000 FREEHOLD

A mature detached three bedroom extended bungalow set on southerly plot of over a quarter of an acre, ideal for those requiring spacious single storey living whilst also offering scope for DEVELOPMENT.

**PARTLY WALL QUARTER ACRE GARDENS:
THREE DOUBLE BEDROOMS:
REFITTED ENSUITE SHOWER ROOM:
REFITTED BATHROOM:
CLOKROOM: LARGE LIVING ROOM:
STUDY: FITTED KITCHEN: DINING ROOM:
UTILITY ROOM: GAS CENTRAL HEATING:
DOUBLE GLAZING: GARAGE: PARKING:
WORKSHOP & GARDEN STORE:
NO ONWARD CHAIN.**

TO BE SOLD: This three double bedroom detached single storey home is set in partly walled gardens in a pleasant and exclusive cul de sac position off the Henley Road with easy access to walks in Happy Valley and Marlow Common beyond. The property is in need of some updating but also offers tremendous potential for demolition and the erection of a replacement two storey dwelling. The property occupies a pleasant location ideal for easy access to Sir William Borlase's Grammar School and set in the Spinfield Primary School catchment. 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 quarry tiled step, door to

ENTRANCE HALL three radiators, meters, cloaks hanging, double doors to

RECEPTION HALL two radiators.

BEDROOM ONE double aspect with a radiator, recess for bed, wardrobes to either side and door to



ENSUITE SHOWER ROOM refitted white suite of pedestal basin, low level w.c., wide shower cubicle with attachment and overhead rose, tiled wall surrounds and floor, radiator, mirror, courtesy light, shaver socket and heated towel rail.



BATHROOM refitted white suite of panel bath, shower attachment, overhead rose, low level w.c., pedestal basin, tiled floor & wall surrounds, heated towel rail, radiator, mirror, courtesy light, shaver socket, airing cupboard with lagged hot water cylinder, shelving and water softener.



KITCHEN/DINING ROOM

The Kitchen has a range of wood fronted wall and base units, beech working surfaces, Lamona four ring hob, cooker hood, Bosch oven and microwave, tiled floor, radiator, Lamona dishwasher, windows with view over garden, door to Utility Room and wide opening to the dining room with wood fronted wall and base units, radiator, doors to Living Room.

UTILITY ROOM stable door, fitted cupboards with Ideal gas fired boiler with programmer, plumbing for washing machine, tiled floor and access to loft door to

CLOAKROOM low level w.c., wash basin.



LIVING ROOM approached from the Hall via sliding glazed doors. A superb room with glazed roof lantern, full width windows with double glazed double doors onto the garden, three radiators, open fireplace with brick surround and oak beam, door to Study



STUDY fitted shelving, radiator.

BEDROOM TWO range of fitted wardrobes, dressing table, fitted drawers.

BEDROOM THREE double wardrobe with mirror fronts, large picture window, radiator and deep wardrobe.



OUTSIDE



TO THE FRONT: Hillside is approached through a five bar gate onto a gravel driveway with Garage to side, brick pathway leading to the front door, high brick walling with mature cedar tree. There is gated access to the side. **THE REAR GARDEN** includes a raised patio with steps onto a large expanse of lawn with mature borders and a greenhouse. **TIMBER WORKSHOP, GARDEN STORE AND DETACHED GARAGE**



The gardens extend to approximately a **QUARTER OF AN ACRE**.

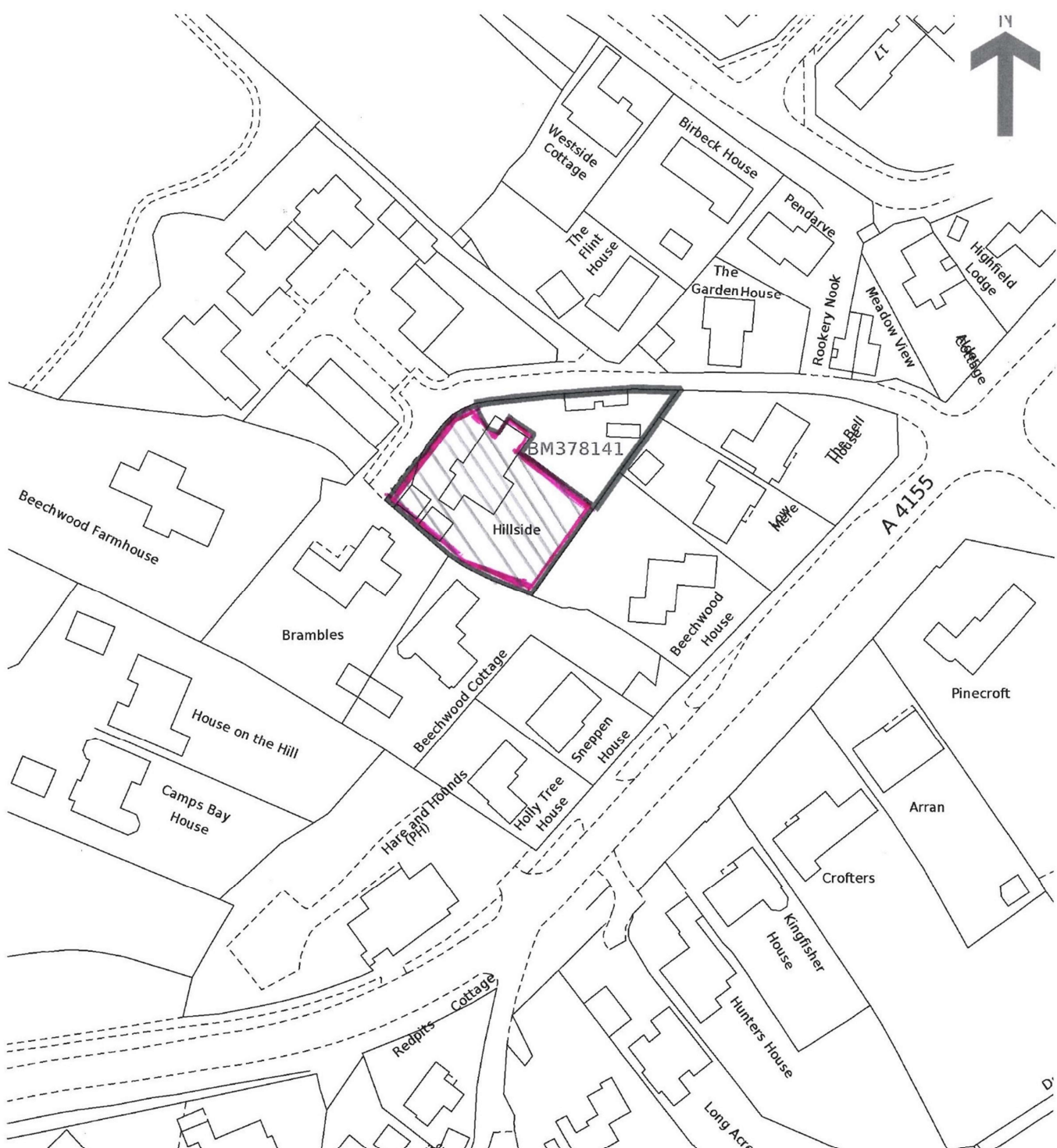
M25020424 **EPC BAND: TBC**
COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode **SL7 2DF** turn right into Beechwood Nurseries (opposite Pound Lane). Follow the road to the left where Hillside will be found.

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.



BM378141

Hillside

A 4155

Westside Cottage

Birbeck House

Pendarve

The Flint House

The Garden House

Rookery Nook

Meadow View

Highfield Lodge

Highfield Cottage

Beechwood Farmhouse

Brambles

House on the Hill

Camps Bay House

Beechwood Cottage

Beechwood House

Sneppen House

Holy Tree House

Hare and Hounds

Redpits Cottage

Crofters

Kingfisher House

Hunters House

Pinecroft

Arran

Long Acre