



18 KINGSLEY DRIVE, MARLOW BOTTOM
PRICE: OIRO £400,000 FREEHOLD

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MILSON

**18 KINGSLEY DRIVE
MARLOW BOTTOM
BUCKS SL7 3QR**

**PRICE: OFFERS IN THE REGION OF £400,000
FREEHOLD**

A well maintained two bedroom end of terrace home situated in this convenient cul de sac setting offered for sale with no onward chain.

**PRIVATE REAR GARDEN:
TWO BEDROOMS: REFITTED BATHROOM:
ENTRANCE HALL: LIVING ROOM:
KITCHEN: GAS CENTRAL HEATING TO
RADIATORS: DRIVEWAY PARKING:
SINGLE GARAGE. RECENTLY
REDECORATED & RECARPETED.
NO ONWARD CHAIN.**

TO BE SOLD: a well presented two bedroom end of terrace home that has recently been redecorated and re-carpeted and now provides well kept living accommodation worthy of an internal inspection. The property is situated in the popular Burford School catchment area and within walking distance of Marlow Bottom's amenities. Marlow is within two miles which 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:

Part glazed front door to **ENTRANCE HALL** laminated wood flooring, radiator.



LIVING ROOM a rear aspect room with sliding doors to the rear garden, two radiators, stairs to First Floor Landing.



KITCHEN fitted with a matching range of floor and wall units, roll edge work surfaces, single drainer single bowl sink unit, electric cooker point, space and plumbing for washing machine, space for fridge, front aspect window, wall mounted central heating boiler, tiled floor, radiator.

FIRST FLOOR

LANDING access to loft space, airing cupboard, side aspect window.



BEDROOM ONE a front aspect room with a range of built in wardrobes, radiator.



BEDROOM TWO a rear aspect room with fitted wardrobe, radiator.



BATHROOM refitted white suite of enclosed panel bath with mixer taps and shower attachment, vanity wash hand basin, low level w.c., extractor fan, radiator, laminated wood flooring.

OUTSIDE

TO THE FRONT of the property there is driveway parking in front of a

SINGLE GARAGE with up and over door, light and power. Gated side access then leads to the rear of the property where there is a



PRIVATE GARDEN which is predominantly laid to lawn with well stocked borders, panel fence surround.



M47650224 **EPC BAND: D**

COUNCIL TAX BAND: D

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

DIRECTIONS: using the postcode **SL7 3QR** number 18 can be found in the far left hand corner.

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.

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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.

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
Ground Floor = 26.8 sq m / 288 sq ft
First Floor = 35.6 sq m / 383 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 75.0 sq m / 807 sq ft

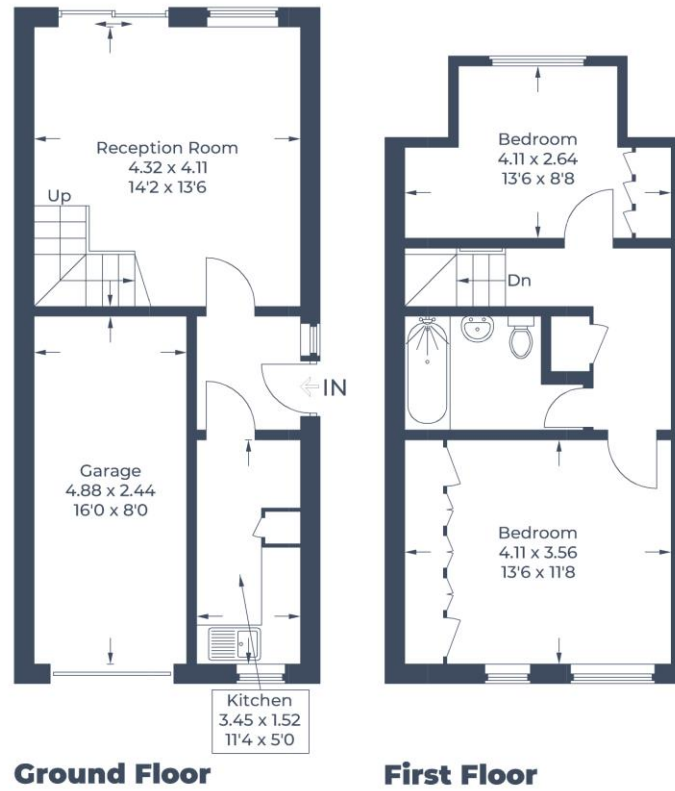


Illustration for identification purposes only,
measurements are approximate, not to scale.
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