



**39 CAMBRIDGE ROAD, MARLOW**  
**PRICE: £575,000 FREEHOLD**

**am** ANDREW  
MILSON

**39 CAMBRIDGE ROAD  
MARLOW  
BUCKS SL7**

**PRICE: £575,000 FREEHOLD**

Situated within an easy level walk of Marlow High Street and overlooking Riley Recreation Ground, a spacious two bedroom Victorian home offering scope for extension, subject to planning.

**34FT REAR GARDEN:  
TWO DOUBLE BEDROOMS:  
FIRST FLOOR BATHROOM: CLOAKROOM:  
TWO RECEPTION ROOMS WITH OPEN  
BRICK FIREPLACES:  
FITTED KITCHEN/BREAKFAST ROOM  
WITH PART GLAZED ROOF:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING.**

**TO BE SOLD:** In one of Marlow's most convenient and desirable town centre locations overlooking Riley Park, an attractive two double bedroom mid terrace Victorian home with potential for a rear and roof extension, subject to planning. The property also offers scope for improvement and includes many of the original features such as brick fireplaces to the reception room and cast iron fireplaces to the bedrooms. The kitchen has been extended with conservatory style breakfast room whilst the dining room has attractive wood panelled walls. Non-restrictive street parking is available nearby. Marlow has an excellent range of sporting and leisure facilities. The busy High Street with an superb array of shops and restaurant and is within a few minutes walk. Marlow railway station has a train service to Paddington, via Maidenhead, which will connect to Crossrail soon. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

**ENTRANCE PORCH** with quarry tiled floor and part glazed front door to

**ENTRANCE HALL** with radiator, stairs to First Floor, wooden flooring, wall thermostat and meter cupboard.

**CLOAKROOM** with low level w.c., wash basin.



**SITTING ROOM** with attractive double glazed bay window, open brick fireplace with brick chimney breast and recesses, ornate picture rail, radiator.



**DINING ROOM** radiator, panelled walls, wooden floor, brick fireplace, glazed double doors to:



**KITCHEN/BREAKFAST ROOM.** L shaped and double aspect with range of cream fronted wall and base units with contrasting working surfaces, twin sinks with single drainer and mixer tap, tiled wall surrounds, Belling Range cooker with gas hobs and electric ovens, Britannia cooker hood, broom cupboard, space for fridge/freezer, space and plumbing for dishwasher and washing machine, part vaulted glazed ceiling, radiator, space for tumble dryer, double glazed double doors to outside, gas fired boiler.

**FIRST FLOOR LANDING** with airing cupboard housing lagged hot water cylinder and shelving.



**BEDROOM ONE** with double glazed bay window and picture window to side with views over Riley Recreation Ground, range of fitted wardrobes, original cast iron fireplace, radiator.



**BEDROOM TWO** original cast iron fireplace with cupboard to side, radiator, sash window overlooking the rear garden, access to loft.



**BATHROOM** with white suite of roll top bath with hand held shower attachment and overhead rose, bidet, low level w.c. wash basin with vanity cupboard below, part panelled walls, wooden floor, sash window overlooking the rear garden, heated towel rail with radiator.

## OUTSIDE

**THE FRONT GARDEN** has a quarry tiled pathway leading to the front door with flagstone area to side with wrought iron railings and meter box.



**THE REAR GARDEN** measure 32ft and is an attractive feature and has been flag stoned for ease of maintenance with inset bricks and raised brick flower borders. There is gated pedestrian rear access to Cresswell Row and the garden enjoys much privacy and has an outside tap.



**M46940423**

**EPC BAND: TBC**

**COUNCIL TAX BAND: TBC**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

**DIRECTIONS:** by foot from Marlow High Street, proceed into Spittal Street turning left into Dukes Place and into Crown Lane. Turn left into Cambridge Road where number 39 is on the right.

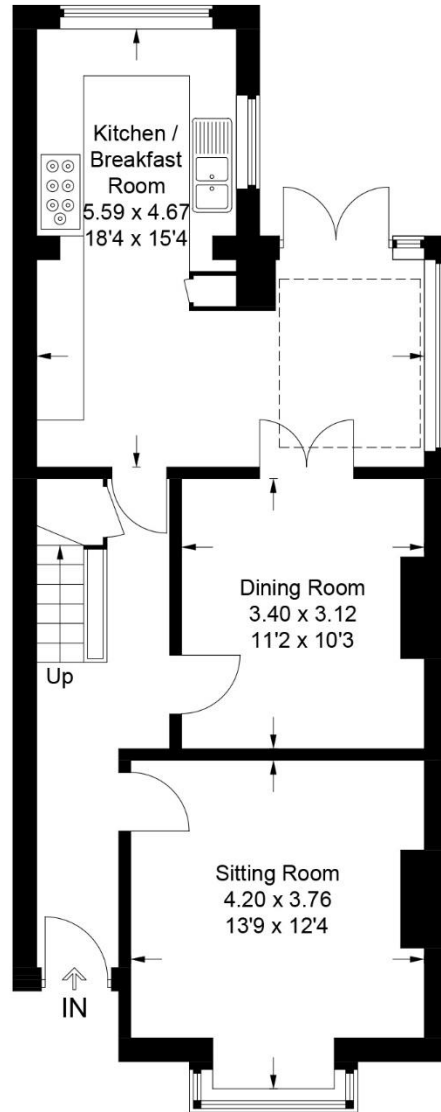
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

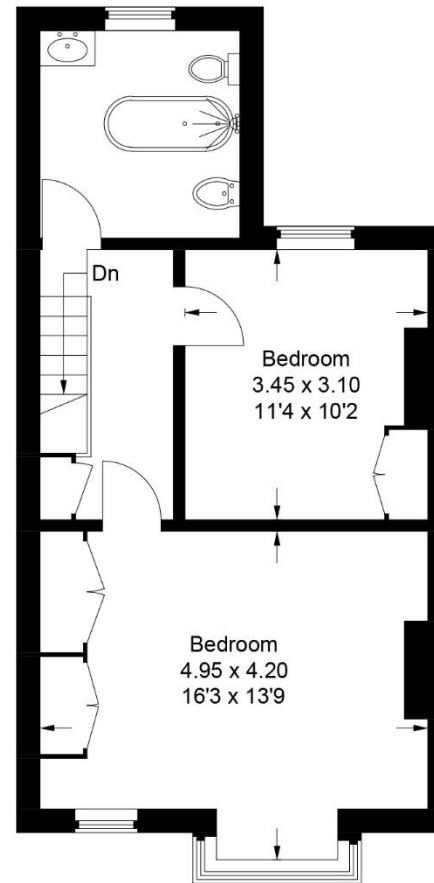
**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area  
Ground Floor = 57.0 sq m / 613 sq ft  
First Floor = 43.5 sq m / 468 sq ft  
Total = 100.5 sq m / 1,081 sq ft



**Ground Floor**

 = Reduced headroom below 1.5m / 5'0



**First 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.