



**2 HARWOOD ROAD, MARLOW**  
**PRICE £825,000 FREEHOLD**

**am** ANDREW  
MILSON

**2 HARWOOD ROAD  
MARLOW  
BUCKS SL7 2AS**

**PRICE £825,000 FREEHOLD**

This mature two bedroom detached bungalow occupies one of Marlow's most sought after and convenient locations and whilst likely to attract those in search of single storey living has lapsed planning consent for extension and raising the roof to create a stylish three bedroom house.

**54' REAR & AMPLE SIDE GARDEN:  
TWO DOUBLE BEDROOMS: BATHROOM:  
KITCHEN: LIVING ROOM FIREPLACE:  
CONSERVATORY: DRIVEWAY PARKING:  
GARAGE.**

**TO SE SOLD:** A fine detached home occupying a good sized plot and quietly situated at the end of a cul de sac within a short level walk of Marlow High Street. This two bedroom detached bungalow will offer a couple or single person comfortable living in an idyllic town centre position but also has a lapsed planning to consent to convert it into a two storey home. Located in Danesfield Primary school catchment within a short walk of Sir William Borlase Grammar School, this convenient position has proved popular for development with a number of properties in Harwood and neighbouring Westwood Roads having been transformed into substantial detached family dwellings. Marlow High Street has an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. There is also 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:

**COVERED ENTRANCE** with double glazed front door to

**ENTRANCE HALL** radiator, access to loft, airing cupboard with lagged hot water cylinder and shelving, cloaks cupboard.

**BEDROOM ONE** double aspect room with radiator, mirror fronted wardrobe.



**BEDROOM TWO** double aspect with radiator.



**BATHROOM** with suite of panel bath, shower attachment, low level w.c., pedestal basin, radiator, vinyl floor, tiled walls.



**KITCHEN** range of wall and base units with roll top working surface, one and a half stainless steel sinks with single drainer, space and plumbing for washing machine, space for fridge, four ring Hotpoint gas hob with oven under and cooker hood over, double glazed door to outside, space for freezer and gas fired boiler with programmer.



**LIVING ROOM** with open stone fireplace with hardwood mantel, two radiators, double glazed sliding patio doors to garden.



**CONSERVATORY** with glazed windows overlooking the garden, retractable blinds.

## **OUTSIDE**

**THE FRONT GARDEN** includes a brick wall bordering Harwood Road with a lawn area, screening trees and a driveway providing hardstanding for several cars leading to the garage.



**THE REAR GARDEN** is a feature of the property measuring 54' (16.46m) in depth and width with a flagstone patio, large lawn area with herbaceous beds and borders, summer house and maturing trees.

**GARAGE** has an up and over door, light and power and personal door to garden.

### **Link to planning history for this property:**

<https://publicaccess.wycombe.gov.uk/idxpaweb/propertyDetails.do?previousCaseType=Application&keyVal=000ZI0SCLI000&previousCaseNumber=20%2F06234%2FFUL&activeTab=summary&previousKeyVal=QAO22LSCHNC00>

**M12751022**

**EPC BAND: E**

**COUNCIL TAX BAND: F**

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

**DIRECTIONS:** Using the postcode **SL7 2AS** when entering from Westwood Road, turn left into the cul de sac end of Harwood Road where No 2 is the second to last property on the left.

### **MONEY LAUNDERING REGULATIONS:**

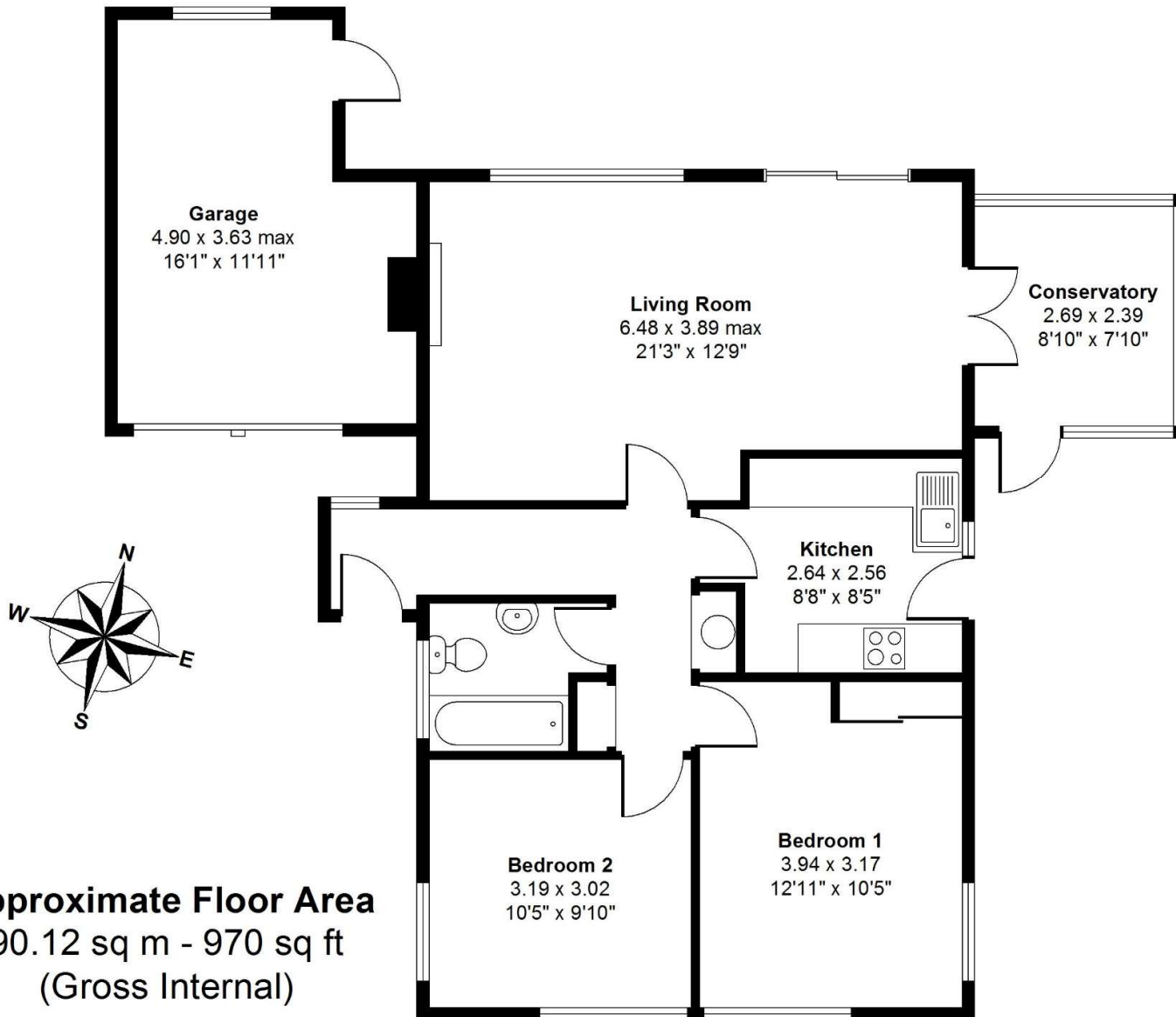
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

NOT TO SCALE

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**Approximate Floor Area**  
90.12 sq m - 970 sq ft  
(Gross Internal)