



1 BALFOUR PLACE, MARLOW
PRICE: £1,295,000 FREEHOLD

am ANDREW
MILSON

**1 BALFOUR PLACE
MARLOW
BUCKS SL7 3TB**

PRICE: £1,295,000 FREEHOLD

Situated on rising ground 0.6 miles north of the town with superb southerly views over Marlow, an extremely well presented four bedroom detached family house fitted to the highest standard and highly recommended for an internal viewing.

**87FT x 37FT SOUTHERLY GARDEN:
FOUR DOUBLE BEDROOMS: TWO
BATH/SHOWER ROOMS (ONE ENSUITE):
CLOAKROOM: FOUR RECEPTION ROOMS:
REFITTED KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: DOUBLE GLAZING: GAS
CENTRAL HEATING: DOUBLE GARAGE:
PARKING FOR FOUR CARS.**

TO BE SOLD: this well designed and superbly presented detached home occupies a sought after cul de sac location on the northern outskirts of the town close to open countryside yet accessible to the M4 and M40 motorways. The property was built by Banner Homes in the early 1990's and has been much improved by the present owners with redecoration throughout, refitting of the bathrooms, cloakroom and kitchen/breakfast room (including the a high quality electrical specification) whilst double glazing has been installed and wooden floors have added to much of the ground floor. A viewing of this exceptional quality family home will not disappoint. Marlow High Street has an excellent range of shopping, sporting and social facilities and a railway station with a train service to Paddington, via Maidenhead. Nearby footpaths lead to rolling Chiltern countryside and beech woodland at Marlow Common. The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises.

COVERED ENTRANCE light and front door to

ENTRANCE HALL oak stairs, cupboard under, glazed balustrading, wall thermostat, radiator.

CLOAKROOM white suite of wash basin with vanity cupboard, low level w.c., automatic mixer tap, tiled walls, mirror, extractor fan, airing cupboard with pressurised hot water cylinder.

STUDY fitted wood furniture of desk, filing cabinets, shelves, radiator, bay window with electric blinds.



LIVING ROOM double glazed double doors to garden, attractive brick fireplace with wood burning stove, two radiators, television aerial point.



DINING ROOM double casement doors from Hall, radiator and double glazed window with garden view.



KITCHEN/BREAKFAST ROOM a triple aspect room fitted with extensive range of cream gloss wall and base units with contrasting Corian working surfaces, one and a half sinks, grooved drainer, Neff four ring induction hob, extractor hood, microwave, double oven, fridge, freezer and dishwasher, recessed ceiling and pelmet spotlighting, vertical radiator, breakfast bar, retractable larder and bin, tiled floor, electric blinds, door to Snug and door to

UTILITY ROOM matching wall and base units and working surfaces to the Kitchen, single sink, Vaillant gas fired boiler, tiled floor, electrical consumer unit, radiator, half glazed door to outside, plumbing for washing machine, steam vent for tumble dryer.

SNUG double aspect with bay window with radiator, electric blinds.

FIRST FLOOR

LANDING access to loft, return balustrading with window overlooking Balfour Place.

BEDROOM ONE radiator, steps down to



DRESSING AREA two double wardrobes, door to



ENSUITE BATH/SHOWER ROOM white suite of tile and glazed shower cubicle, hand held attachment and overhead rose, twin wash basins with glazed medicine cabinets, heated mirror, tiled walls, shaver socket, heated tiled floor, panel bath, low level w.c., two heated towel rails, Velux roof light, extractor fan, ceiling radio and spotlighting.

BEDROOM radiator, double glazed window with superb view towards the town.

BATHROOM refitted with white suite of P shaped bath, separate shower unit, glazed screen, hand held attachment, wash basin with vanity cupboard, low level w.c., heated towel rail, tiled wall surrounds, extractor fan.

BEDROOM double glazed window with view over the garden, radiator, fitted wardrobe.

BEDROOM radiator, double glazed window overlooking Balfour Place, double wardrobe.

OUTSIDE

TO THE FRONT is a driveway with hardstanding for four cars, gated side access and shaped lawn area with Robin hedge, slated beds, maturing tree and variety of shrubs. **DOUBLE GARAGE** with up and over doors (one remote controlled), light, power, range of base units, shelving and door to garden.



THE REAR GARDEN is south east facing and enjoys a high degree of privacy with a wide flagstone patio, leading onto a shaped lawn area with well stocked flower and shrub beds, large timber garden shed/workshop, mature apple tree with flagstone surround, railway sleeper steps onto a secluded sunken gravelled garden with brick retaining walls,

panel fencing, an outside tap and electricity. The garden has a width of 87 ft and a depth of 37ft.



M47090523 **EPC BAND: C**
COUNCIL TAX BAND: G

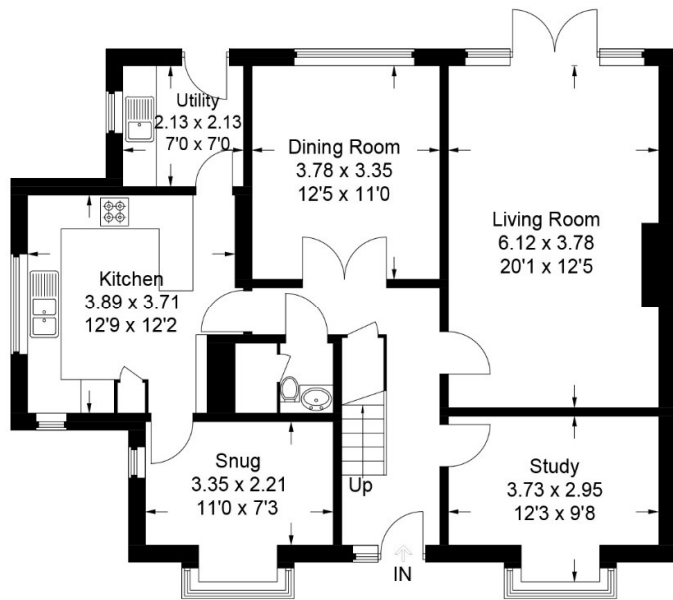
VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: using the postcode **SL7 3TB** on entering Balfour Place number 1 is the first property on the left.

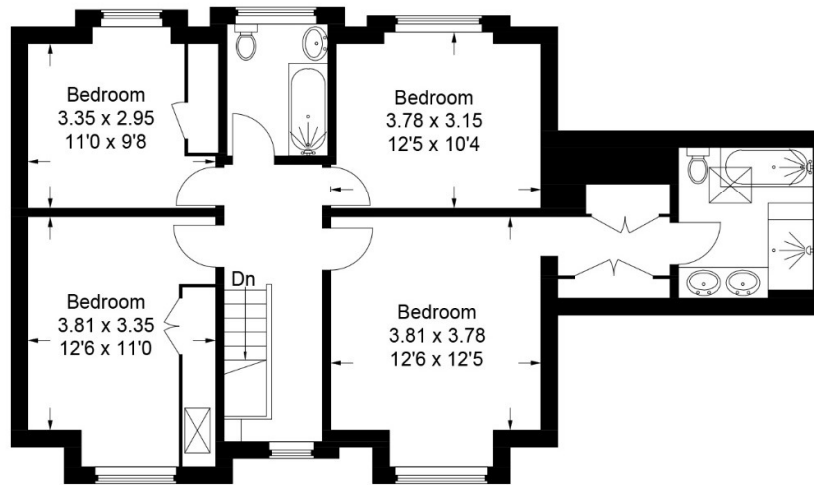
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

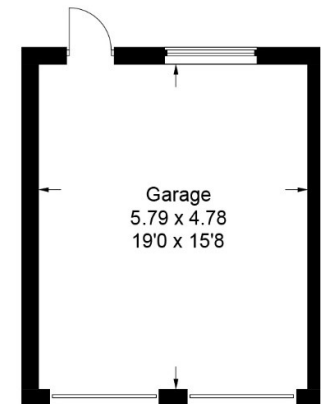
Approximate Gross Internal Area
Total = 196.8 sq m / 2,118 sq ft
(Including Garage)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.