



8 BEAUFORT GARDENS, MARLOW
PRICE: £699,950 FREEHOLD

am ANDREW
MILSOM

**8 BEAUFORT GARDENS
MARLOW
BUCKS SL7 1EL**

PRICE: £699,950 FREEHOLD

Situated in the heart of the town within an easy level walk of Marlow high street, this three-bedroom, townhouse offers flexible accommodation over three floors

**COURTYARD GARDEN:
THREE BEDROOMS: BATHROOM:
STUDY/FOURTH BEDROOM:
KITCHEN/DINING ROOM:
LIVING ROOM: BALCONY:
GAS CENTRAL HEATING:
DRIVEWAY PARKING FOR TWO CARS:
SHORT WALK TO HIGH STREET**

TO BE SOLD Occupying a particularly convenient position within a short level walk of the High St and all amenities, this three-story mid-terrace townhouse offers good decorative order throughout and benefits from versatile accommodation with the conversion of the integral garage creating the fourth bedroom/study. There is a secluded garden and parking for two cars to the front. Marlow High Street has an excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, which is now on the Elizabeth line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:

Front door leading to **ENTRANCE HALL** stairs to First Floor, understairs storage, radiator.

CLOAKROOM white suite of low level w.c. with concealed cistern, wall hung wash basin, fitted mirror, window.



STUDY/BEDROOM FOUR Front aspect, fitted storage cupboards to one wall providing storage for hot water tank, plumbing for washing machine, space for tumble dryer.



KITCHEN/DINING ROOM Fitted with a comprehensive range of eye and base level cabinets providing good storage, inset composite 1 1/2 bowl sink unit with brushed stainless-steel mixer tap, integrated dishwasher, mosaic tiled walls above roll top countertop. There is space for a cooking range and American style fridge/freezer. Double glazed French doors lead to the Rear Garden.

FIRST FLOOR

BEDROOM TWO Twin rear aspect, laminate wood flooring, pendant light, radiator



SITTING ROOM A west facing room with full width and length double glazed windows and a door leading out to a balcony, carpeted, radiator, spotlights, stairs leading to.

SECOND FLOOR LANDING Access to loft space via pull-down ladder.



MASTER BEDROOM Large double bedroom with front aspect, radiator, large double built-in wardrobe, pendant light.



BEDROOM THREE Rear aspect, built in wardrobe, radiator, pendant light.



BATHROOM A three-piece white suite comprising panel enclosed bath, curved glass shower screen, central mixer tap, power shower, low level W.C, pedestal wash hand basin, wall mounted heated towel rail, AMTICO floor tiles, mosaic wall tiles spotlights, shaver point.

OUTSIDE



THE REAR GARDEN Enclosed by wood panel fencing with gated access to the rear. Full width decking area leading to a shingled area with low level planting.

TO THE FRONT A block paved driveway provides parking for two vehicles.

M4699

EPC BAND: D

COUNCIL TAX BAND: F

VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: Using postcode **SL7 1EL** number 8 will be found on the right after the Beaufort Close turning.

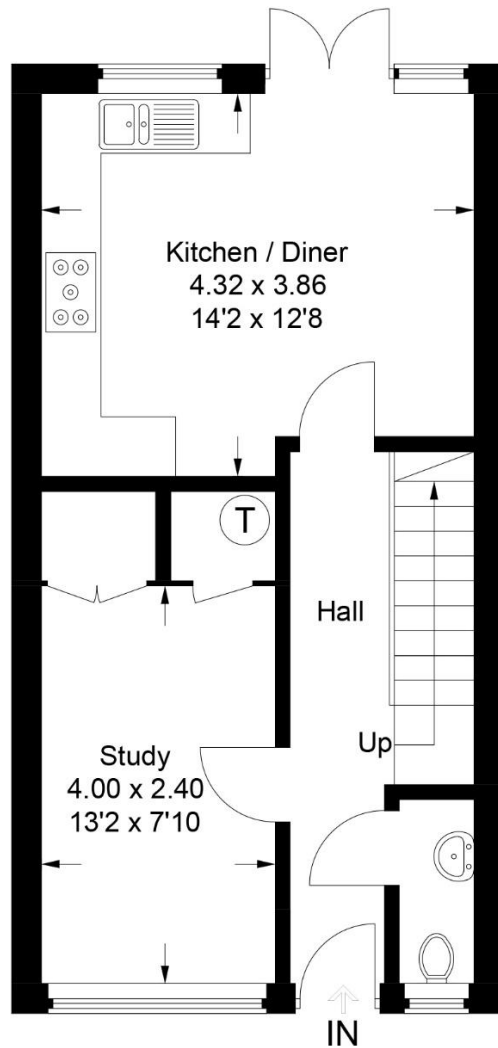
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

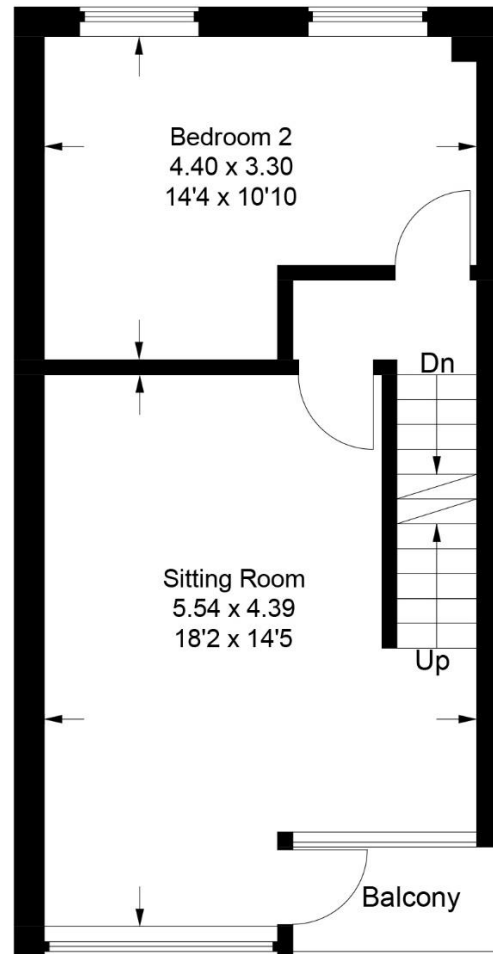
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

8 Beaufort Gardens

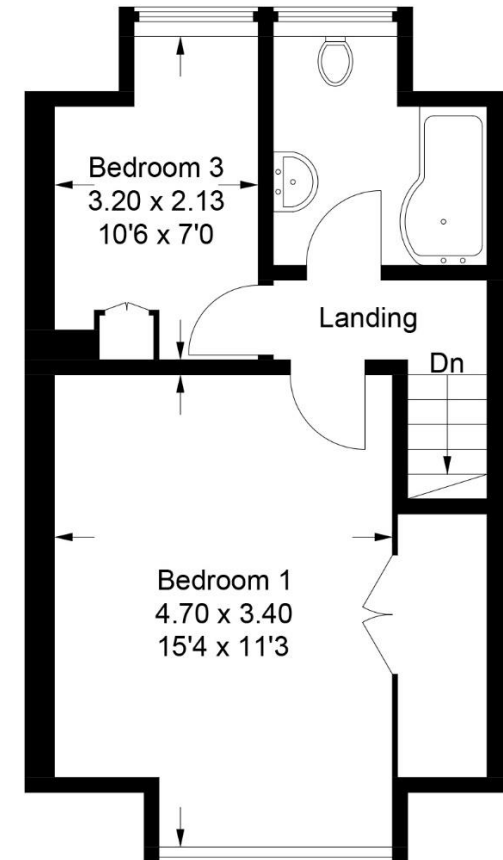
Approximate Gross Internal Area
 Ground Floor = 38.3 sq m / 412 sq ft
 First Floor = 37.0 sq m / 399 sq ft
 Second Floor = 32.2 sq m / 347 sq ft
 Total = 107.6 sq m / 1,158 sq ft



Ground Floor



First Floor



Second 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.

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