



23 NEWFIELD GARDENS, MARLOW
PRICE: £679,950 FREEHOLD

am ANDREW
MILSOM

**23 NEWFIELD GARDENS
MARLOW
BUCKS SL7 1JN**

PRICE: £679,950 FREEHOLD

A cleverly extended three bedroom semi-detached home situated in this popular and convenient residential setting within half a mile of Marlow High Street.

**REAR GARDEN: TWO FIRST FLOOR
BEDROOMS: FAMILY BATHROOM:
ENTRANCE HALL: IMPRESSIVE OPEN PLAN
LIVING ROOM & KITCHEN:
UTILITY ROOM: STUDY: GROUND FLOOR
DOUBLE BEDROOM: GROUND FLOOR
SHOWER ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
DRIVEWAY PARKING.
CUL DE SAC SETTING.**

TO BE SOLD: having been thoughtfully redesigned and extended by the present owners, this well planned and tastefully presented three bedroom semi-detached home provides good sized and adaptable living accommodation situated in this convenient residential setting within easy access of Marlow High Street with an excellent range of shopping, sporting and social facilities. The railway station is also within a short level walk with train service to Paddington, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively. The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** wood block flooring, part vaulted ceiling with Velux window, vertical radiator, sliding door to

OPEN PLAN LIVING ROOM & KITCHEN



Living Area rear aspect double glazed windows and bifolding doors leading to the rear garden, wood block flooring, television aerial point, vertical radiator.



Kitchen Area refitted with a range of high gloss floor and wall units, wooden work surfaces incorporating a four seater breakfast bar/island with inset induction hob and drawers under, tall cupboard housing electric oven and combination microwave, integrated dishwasher, extractor fan, space for American style fridge freezer, wood block flooring.

UTILITY ROOM with useful storage cupboard, space and plumbing for washing machine and tumble

dryer, wood block flooring, double glazed frosted window, wall mounted central heating boiler.



SHOWER ROOM white suite comprising double size tile and glazed shower cubicle, vanity wash hand basin, low level w.c., tiled floor with underfloor heating, vertical radiator.



STUDY from aspect room with double glazed window, wood block flooring, radiator.

GROUND FLOOR BEDROOM a front aspect room with double glazed window, space for wardrobes, radiator.

FIRST FLOOR

LANDING with front aspect double glazed window, access to loft space.



BEDROOM ONE dual aspect room with double glazed windows, radiators, **Dressing Area** with ample space for wardrobes and drawers.

BEDROOM TWO dual aspect room with double glazed windows, radiator.



FAMILY BATHROOM refitted white suite comprising a free standing shaped bath with mixer taps and shower attachment, vanity wash hand basin, low level w.c., double glazed frosted window, tiled floor with underfloor heating, heated towel rail.

OUTSIDE



TO THE REAR of the property is a private area of garden with decked seating area leading onto the remainder of the garden which is laid to lawn with panel fence surround and gated side access.

TO THE FRONT is a shingled driveway providing ample off road parking.

M47250723 **EPC BAND: D**

COUNCIL TAX BAND: D

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

DIRECTIONS: from our office in the High Street turn left and continue to the bottom of the High Street turning left at the roundabout into Station Road. Continue to the end of this road and at the T junction turn left onto Newtown Road. Proceed for a short distance turning left into Newfield Road and left again into Newfield Gardens.

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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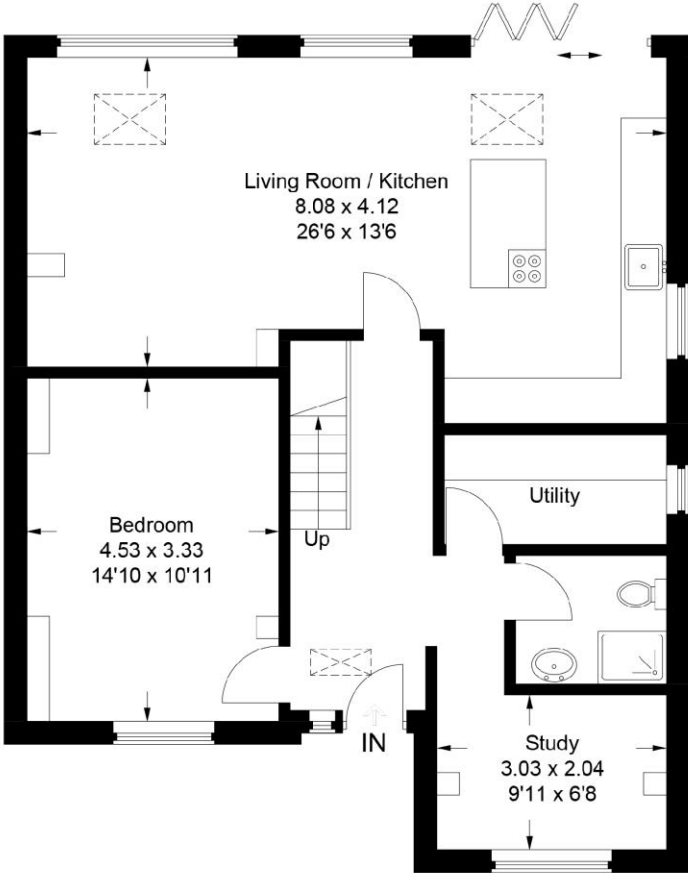
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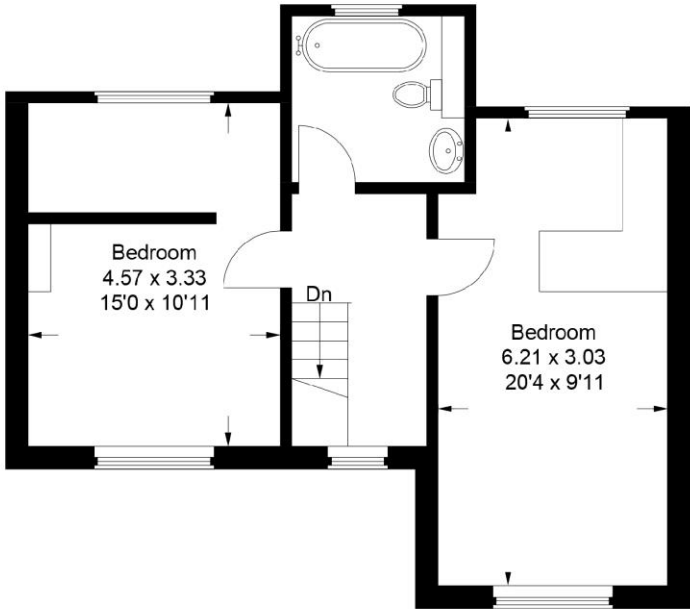
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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.

Approximate Gross Internal Area
Ground Floor = 80.1 sq m / 862 sq ft
First Floor = 46.4 sq m / 499 sq ft
Total = 126.5 sq m / 1,361 sq ft



Ground Floor



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.

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